

Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality andpostcode	118a Hickman Street, Ballarat Central Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$515,000	&	\$545,000
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Median sale price

Median price	\$456,250	Hou	se X	Unit		Suburb or locality	Ballarat Central
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale 1 625 Barkly St GOLDEN POINT 3350 \$600,000 03/12/2018 2 23 Magpie St GOLDEN POINT 3350 \$540,000 15/05/2019 3 211 Doveton St.S BALLARAT CENTRAL 3350 \$511,750 14/10/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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Indicative Selling Price \$515,000 - \$545,000 **Median House Price** Year ending March 2019: \$456,250





Rooms:

Property Type: Land Agent Comments

It's rare to find something of this quality & age so close to the CBD - You can walk to all conveniences, yet the quiet street provides privacy & peace. The 3 year old home has been designed to a premiere quality, with the Kitchen & Master bedrooms being the true centrepieces. With unique landscaped areas throughout the property, the design has captured the views and provide sanctuary's for you to read, relax and entertain.

Comparable Properties

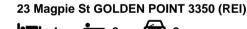


625 Barkly St GOLDEN POINT 3350 (REI/VG)

Price: \$600,000 Method: Private Sale Date: 03/12/2018

Rooms: 4

Property Type: House (Res) Land Size: 351 sqm approx Agent Comments







Price: \$540,000 Method: Private Sale Date: 15/05/2019

Rooms: -

Property Type: House (Res)

Agent Comments

Agent Comments



211 Doveton St.S BALLARAT CENTRAL 3350

(REI/VG)





Price: \$511,750 Method: Private Sale Date: 14/10/2018

Rooms: -

Property Type: House (Res) Land Size: 480 sqm approx

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