

## 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 and postcode

118a Hickman Street, Ballarat Central Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$515,000 & \$545,000

#### Median sale price

Median price \$456,250 House ☒ 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.

Matthew Wiltshire

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**Indicative Selling Price**

\$515,000 - \$545,000

**Median House Price**

Year ending March 2019: \$456,250



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 1

**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)**

Agent Comments

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**Price:** \$600,000**Method:** Private Sale**Date:** 03/12/2018**Rooms:** 4**Property Type:** House (Res)**Land Size:** 351 sqm approx**23 Magpie St GOLDEN POINT 3350 (REI)**

Agent Comments

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 2

**Price:** \$540,000**Method:** Private Sale**Date:** 15/05/2019**Rooms:** -**Property Type:** House (Res)**211 Doveton St.S BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments

4   
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**Price:** \$511,750**Method:** Private Sale**Date:** 14/10/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 480 sqm approx