

Sam Young 03 5329 2500 0403 514 755 syoung@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	u ioi sale						
Ad- Including subta locality andpost	ırb or	3 Nelson Street, Ballarat East Vic 3350					
Indicative sellin	g price						
For the meaning o	f this price see co	nsumer.vic.gov.au	/underquoting				
Range between	\$265,000	&	\$290,000				

Median sale price

Median price	\$324,500	Hou	ise X	Unit		Suburb or locality	Ballarat East
Period - From	01/07/2017	to	30/06/2018		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.

Add	dress of comparable property	Price	Date of sale
1	142 Eureka St BALLARAT EAST 3350	\$286,000	07/08/2017
2	209 Stawell St.N BALLARAT EAST 3350	\$280,000	15/06/2018
3	402 Humffray St.S GOLDEN POINT 3350	\$265,000	20/03/2018

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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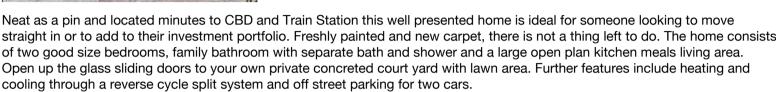
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Indicative Selling Price \$265,000 - \$290,000 Median House Price Year ending June 2018: \$324,500



Property Type: House Agent Comments





Comparable Properties



142 Eureka St BALLARAT EAST 3350 (REI/VG) Agent Comments

=| 2 **=**| 1 **=**|

Price: \$286,000 Method: Private Sale Date: 07/08/2017 Rooms: -

Property Type: House (Res)

Land Size: 390 sqm approx



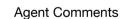
209 Stawell St.N BALLARAT EAST 3350 (REI)

2 2 1

Price: \$280,000 Method: Private Sale Date: 15/06/2018

Rooms: -

Property Type: House Land Size: 321 sqm approx



Agent Comments



402 Humffray St.S GOLDEN POINT 3350

(REI/VG)

2 📥 1

Price: \$265,000 Method: Private Sale Date: 20/03/2018

Rooms: -

Property Type: House Land Size: 220 sqm approx

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