

Tony Douglass 5329 2500 0418555973 tdouglass@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

			Section 47	AF of the Estate	Agents Act 1980
Property offered for	sale				
Address Including suburb and postcode	1	reet South, Ball	larat Central Vic 3	350	
Indicative selling pr	ice				
For the meaning of this	price see con	sumer.vic.gov.a	au/underquoting		
Range between \$1,600,000		&	\$1,700,000		
Median sale price					
Median price \$447,5	500 Ho	use X	Unit	Suburb	Ballarat Central
Period - From 01/10/	/2017 to	30/09/2018	Source	REIV	
Comparable proper	ty sales (*De	elete A or B b	elow as applica	ble)	
	e estate agen			ne property for sak lers to be most co	
Address of comparable property				Price	Date of sale
1					
2					
3					
OR					
B* The estate age	ent or agent's	representative r	easonably believe	s that fewer than t	three comparable

If he estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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> Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price

Year ending September 2018: \$447,500





Rooms: 7

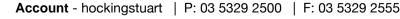
Property Type: House **Land Size:** 1870 sqm approx

Agent Comments

This distinguished Federation Queen Anne residence with a rich double storey façade displays a wealth of exquisite heritage detail, elegance and comfort on a generous 1054m2 allotment (approx.) The first impression beyond the iron fence and well groomed gardens is a stunning contemporary achievement offering an exceptional family lifestyle in the prized inner city square of Central Ballarat. Craft an enviable family future in Ballarat's premier lifestyle precinct close to restaurants, cafes, cinema, train station, hospital precinct, Ballarat's finest schools.

Comparable Properties

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