

Dylan Thomson 5329 2500 0438 490 773 dthomson@hockingstuart.com.au

Date of sale

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#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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Address	2/205 Ripon Street South, Ballarat Central Vic 3350
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Range between	\$297,500	&	\$325,500
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#### Median sale price

Median price	\$308,000	Hou	se	Unit	Х	Suburb or locality	Ballarat Central
Period - From	01/01/2018	to	31/12/2018		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.

#### Address of comparable property

	areae or comparation property		2000 01 0010
1	803 Cosmopolitan PI BALLARAT CENTRAL 3350	\$315,000	06/03/2018
2	1/221 Talbot St.S BALLARAT CENTRAL 3350	\$300,000	13/07/2018
3	3/103-105 Ascot St.S BALLARAT CENTRAL 3350	\$278,000	29/01/2019

#### 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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Price

## hockingstuart

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Indicative Selling Price \$297,500 - \$325,500 **Median Unit Price** Year ending December 2018: \$308,000



Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments



Offered to the market for the first time in more than 24 years, this magnificent 2 bedroom unit is located within walking distance to the picturesque Lake Wendouree and a short drive into the heart of the Ballarat CBD, offering an "inner city" lifestyle with easy access to some of Ballarat's best cafes and restaurants. Set on its own title, this home is the perfect downsizer to suit the discerning buyer, including 2 bedrooms with great storage, a functional central bathroom with bath and separate shower, a large meals and living area as well as a huge kitchen.

### Comparable Properties



803 Cosmopolitan PI BALLARAT CENTRAL

3350 (VG)



Price: \$315.000 Method: Sale Date: 06/03/2018

Rooms: -

Property Type: House - Attached House N.E.C.

Land Size: 159 sqm approx



1/221 Talbot St.S BALLARAT CENTRAL 3350

(VG)





Price: \$300,000 Method: Sale Date: 13/07/2018

Rooms: -

Property Type: House (Res) Land Size: 284 sqm approx

Agent Comments

Agent Comments

**Agent Comments** 



3/103-105 Ascot St.S BALLARAT CENTRAL

3350 (REI)





Price: \$278,000 Method: Private Sale Date: 29/01/2019

Rooms: 3

Property Type: Townhouse (Single)

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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