

Rebecca Stepnell 5329 2500 0423 050 864 rstepnell@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale								
Addre Including suburb a postco	nd	706 Eyre Street, Ballarat Central Vic 3350						
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$6	375,000	&	\$720,000					
Median sale price								
Median price \$414	4,000	House X t	Jnit	Suburb Ballarat Central				
Period - From 01/0	01/2017	to 31/12/2017	Source RE	EIV				

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	606 Sebastopol St BALLARAT CENTRAL 3350	\$645,000	23/10/2017
2	14 Church St BALLARAT CENTRAL 3350	\$620,000	23/08/2017
3	1007 Dana St BALLARAT CENTRAL 3350	\$605,000	16/11/2017

OR

B* The 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 \$675,000 - \$720,000 **Median House Price**

Year ending December 2017: \$414,000



Property Type: House (Previously

Occupied - Detached) Land Size: 486 sqm approx

Agent Comments



This beautiful property is ideally located in one of Ballarats most desired central locations. Just two blocks from Sturt Street, walking distance to health services, cafes, local schools and only 2km from the train station. A wonderful unique inclusion of this property is the rear access and a 12m x 6m, 3 car garage with remote access. Ample space for the cars, caravan, bikes and/or workshop. Restored features promote the proportions of the Victorian era. The wide central hall way, high ceilings, original fireplaces, ornate veranda lace work and decorative leadlight are impressive.

Comparable Properties



606 Sebastopol St BALLARAT CENTRAL 3350 Agent Comments

(REI)

Price: \$645.000 Method: Private Sale Date: 23/10/2017

Rooms: -

Property Type: House Land Size: 489 sqm approx



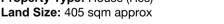
14 Church St BALLARAT CENTRAL 3350

(REI/VG)



Price: \$620,000 Method: Private Sale Date: 23/08/2017 Rooms: 5

Property Type: House (Res)





1007 Dana St BALLARAT CENTRAL 3350

(REI/VG)

Price: \$605,000 Method: Private Sale Date: 16/11/2017 Rooms: 4

Property Type: House Land Size: 519 sqm approx Agent Comments

Agent Comments

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