Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

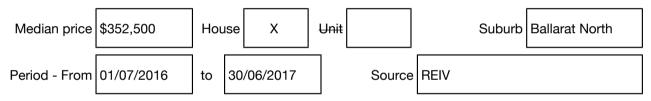
Lot 1/316 Landsborough Street, Ballarat North Vic 3350

Indicative selling price

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

Single price \$155,000

Median sale price



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.

Address of comparable property	Price	Date of sale
1		
2		
3		

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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propertydata

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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.



Lot 1/316 Landsborough Street, Ballarat North Vic 3350

hockingstuart

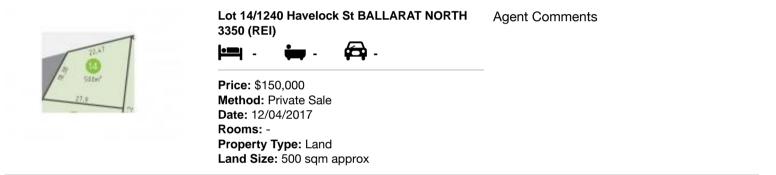
Tony Douglass

Rooms: Property Type: Land (Res) Agent Comments 5329 2500 0418555973 tdouglass@hockingstuart.com.au

Indicative Selling Price \$155,000 Median House Price Year ending June 2017: \$352,500

This is a perfect opportunity to secure land positioned in ever popular Ballarat North. This boutique 3 lot subdivision offers panoramic vistas to Lake Wendouree and beyond and presents an exciting opportunity to build your dream home. Well located within close proximity to the CBD and all amenities.

Comparable Properties



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