

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

| Address Including suburb or locality andpostcode | 311 Talbot Street South, Ballarat Central Vic 3350 | | | | | |
|--|--|--|--|--|--|--|
| dicative selling price | | | | | | |

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|-------------------------|-------------------------|---------------------|
| For the meaning of this | once see consumer.vic. | gov.au/underquoting |

| Range between | \$650,000 | & | \$670,000 |
|---------------|-----------|---|-----------|
|---------------|-----------|---|-----------|

Median sale price

| Median price | \$456,250 | Hou | se X | Unit | | Suburb or locality | Ballarat Central |
|---------------|------------|-----|------------|------|--------|--------------------|------------------|
| Period - From | 01/04/2018 | to | 31/03/2019 | | 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 | 706 Eyre St BALLARAT CENTRAL 3350 | \$720,000 | 02/03/2018 |
| 2 | 5 Errard St.S BALLARAT CENTRAL 3350 | \$685,000 | 13/02/2018 |
| 3 | 308 Ascot St.S BALLARAT CENTRAL 3350 | \$665,000 | 21/04/2018 |

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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Indicative Selling Price \$650,000 - \$670,000 **Median House Price** Year ending March 2019: \$456,250





Rooms: 5

Property Type: House Land Size: 554 sqm approx

Agent Comments



Renovated and extended three bedroom home captures the essence of Ballarat central living, with a brilliant use of space and a tree lined address that is walking distance to the CBD. Custom-crafted for contemporary indoor-outdoor living and fine design has transformed this hidden gem. The bedrooms include a large master suite with a big walk in robe and a stunning ensuite with floor to ceiling tiles, stone bench top and double shower. The two remaining bedrooms include one with an additional built in robe. This house has created a living space that includes amazing storage.

Comparable Properties



706 Eyre St BALLARAT CENTRAL 3350

(REI/VG)

Price: \$720.000 Method: Private Sale Date: 02/03/2018

Rooms: -

Property Type: House (Res) Land Size: 486 sqm approx Agent Comments



5 Errard St.S BALLARAT CENTRAL 3350

(REI/VG)

Price: \$685,000 Method: Private Sale Date: 13/02/2018

Rooms: -

Property Type: House (Res) Land Size: 488 sqm approx

Agent Comments



308 Ascot St.S BALLARAT CENTRAL 3350

(REI/VG)

Price: \$665,000 Method: Auction Sale Date: 21/04/2018 Rooms: 5

Property Type: House (Res) Land Size: 750 sqm approx

Agent Comments

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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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