

Tim Valpied 5329 2500 0418 504 169 tvalpied@hockingstuart.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Ad Including subu locality andpos	urb or	306 Talbot Street South, Ballarat Central Vic 3350			
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between	\$635,000	&	\$675,000		
	_	-			

Median sale price

Median price	\$447,500	Hou	ise X	Unit		Suburb or locality	Ballarat Central
Period - From	01/10/2017	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	7 Windermere St BALLARAT CENTRAL 3350	\$675,000	01/12/2017
2	123 Scott Pde BALLARAT EAST 3350	\$660,000	14/11/2017
3	322 Windermere St BALLARAT CENTRAL 3350	\$640,000	16/10/2018

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 \$635,000 - \$675,000 **Median House Price** Year ending September 2018: \$447,500





Rooms: 5

Property Type: House Land Size: 556 sqm approx

Agent Comments

This beautifully presented family home is fully renovated and extended, with a traditional Victorian floorplan featuring original period details which reflect the elegance and grace of homes found in that era. Light and bright the modern kitchen overlooks the open plan living and dining room. The gorgeous family living area spills out into the alfresco and low maintenance garden, allowing for easy entertaining. The large master is positioned at the rear of the home and with three additional bedrooms, formal lounge, family bathroom, outdoor playroom/home office and double garage.

Comparable Properties



7 Windermere St BALLARAT CENTRAL 3350

(REI/VG)





Price: \$675.000 Method: Private Sale Date: 01/12/2017

Rooms: -

Property Type: House (Res) Land Size: 701 sqm approx



123 Scott Pde BALLARAT EAST 3350 (REI/VG) Agent Comments





Price: \$660,000 Method: Private Sale Date: 14/11/2017

Rooms: -

Property Type: House (Res) Land Size: 1147 sqm approx



322 Windermere St BALLARAT CENTRAL

3350 (REI)

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Price: \$640,000 Method: Private Sale Date: 16/10/2018

Rooms: -

Property Type: House Land Size: 506 sqm approx

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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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Agent Comments

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