# hockingstuart

#### Statement of Information

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

## Single residential property located outside the Melbourne metropolitan area

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

#### Property offered for sale

Address Including suburb or locality andpostcode

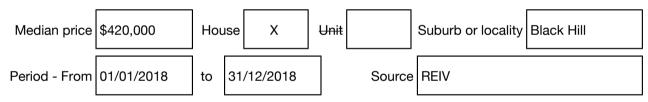
606 Nicholson Street, Black Hill Vic 3350

#### Indicative selling price

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

Range between \$565,000	&	\$590,000
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#### Median sale price



#### 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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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propertydata

#### Generated: 26/04/2019 10:32

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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Rooms: Property Type: Agent Comments Rebecca Stepnell 5329 2500 0423 050 864 rstepnell@hockingstuart.com.au

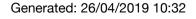
Indicative Selling Price \$565,000 - \$590,000 Median House Price Year ending December 2018: \$420,000

A wonderful opportunity to secure a brand new 4 bedroom home ideally located just 1.9km from the train station and Ballarat's CBD. Built to exacting standards on approximately 486m2, this home features 6 star energy rated construction, double glazed windows throughout, 2000 litre water tank, gas central heating, split system air conditioning, led lighting, new colorbond fencing ,fully landscaped yard and a double garage with remote control and direct access.

### **Comparable Properties**

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