# hockingstuart

#### Statement of Information

Phil Hayward 03 5329 2517 0419 107 112 phayward@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

111 Slatey Creek Road, Invermay Vic 3352
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#### Indicative selling price

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

Range between	\$680,000	&	\$720,000
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#### Median sale price\*

Median price	House	Unit		Suburb or locality	Invermay
Period - From	to		Source		

#### 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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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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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Rooms: 8 Property Type: House Land Size: 20235 sqm approx Agent Comments Phil Hayward 03 5329 2517 0419 107 112 phayward@hockingstuart.com.au

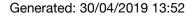
> Indicative Selling Price \$680,000 - \$720,000 No median price available

Located within Ballarat's premier lifestyle property district, only minutes' drive North of the city limits is this impressive 5-acre (2.023Ha) property. Fully renovated, this home is move in ready and comprises 5 bedrooms including a master suite that boasts an ensuite, walk in robes and its own private outdoor balcony. The main open plan living areas include zones for dining and lounging and a separate rumpus area is located in the "children's wing".

### **Comparable Properties**

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