

Dylan Thomson 5329 2500 0438 490 773 dthomson@hockingstuart.com.au

### Statement of Information

## Single residential property located outside the Melbourne metropolitan area

	Section 47AF of the Es								Agents Act 1980
Property offere	d for s	sale							
Address Including suburb or locality andpostcode		125a Eureka Street, Ballarat East Vic 3350							
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between \$380,000		000		&		\$400,000			
Median sale price									
Median price	\$337,20	00	House	Х	Unit		Sub	ourb or locality	Ballarat East
Period - From (	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.									
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 five kilometres of the property for sale in the last eighteen months.

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\$380,000 - \$400,000 **Median House Price** 

Indicative Selling Price



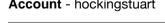




Located only a short drive from supermarkets, schools and the Ballarat CBD, This is your opportunity to own a fantastic piece of Ballarat's heritage, this magnificent solid brick office building is a blank canvas and ready for you to make it your own, the property offers a fantastic location combined with endless possibilities, sitting on approx 408m2 with private rear access from Princess Street there is great development potential (STCA) or could either be purchased to occupy or to add to your investment portfolio.

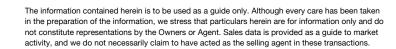
## Comparable Properties

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