

Statement of Information

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 and postcode

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

&

\$400,000

Median sale price

Median price \$337,200

House

X

Unit

Suburb or locality

Ballarat East

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.

125a Eureka Street, Ballarat East Vic 3350

hockingstuart

Dylan Thomson

5329 2500

0438 490 773

dthomson@hockingstuart.com.au

Indicative Selling Price

\$380,000 - \$400,000

Median House Price

Year ending September 2018: \$337,200



 2  1  2

Rooms: 5

Property Type:

Agent Comments

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

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.