# hockingstuart

#### Statement of Information

Sam Young 03 5329 2500 0403 514 755 syoung@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

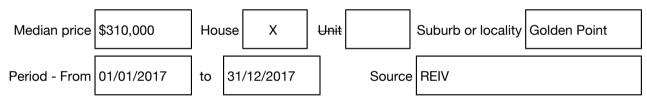
10 Wainwright Street, Golden Point Vic 3350

#### Indicative selling price

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

Range between	\$375,000	&	\$395,000
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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 last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	134 Eureka St BALLARAT EAST 3350	\$372,500	12/01/2018
2	19 Haymes Cr GOLDEN POINT 3350	\$370,000	30/01/2018
3	11 Holmes St BALLARAT CENTRAL 3350	\$352,500	02/02/2018

#### 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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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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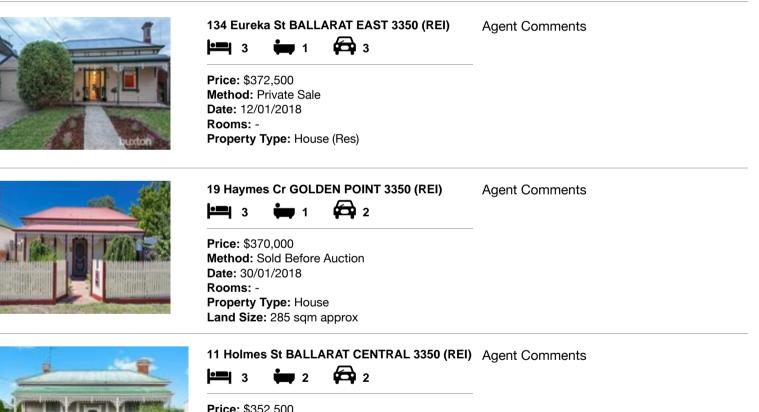


Rooms: 5 Property Type: House Land Size: 457 sqm approx Agent Comments syoung@hockingstuart.com.au Indicative Selling Price \$375,000 - \$395,000

\$375,000 - \$395,000 Median House Price Year ending December 2017: \$310,000

Located only minutes to Ballarat's CBD this unique home will be sure to impress every type of buyer. This 2 Storey home with exposed timber beams and cathedral ceilings are just some of the amazing features of this home. On the ground floor you will find a large open plan kitchen dining living area, 2 bedrooms with built in robes, the main bathroom with separate bath and a second lounge area. Head upstairs to find your own private master suite that includes an ensuite and your own private balcony with spectacular views. Step outside into your own private decked area.

### **Comparable Properties**





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