### 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

220a Talbot Street South, Ballarat Central Vic 3350

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$300,000		&		\$330,000			
Median sale p	rice							
Median price	\$300,000	Pro	operty Type	Unit			Suburb	Ballarat Central
Period - From	07/10/2018	to	06/10/2019		So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	602b Sebastopol St BALLARAT CENTRAL 3350	\$333,000	03/04/2019
2	5/119 Lal Lal St CANADIAN 3350	\$305,000	20/06/2019
3	9 Nader CI REDAN 3350	\$305,000	29/09/2018

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 18 months.

This Statement of Information was prepared on:

07/10/2019 11:53



# hockingstuart

**Brooke Reynolds** 



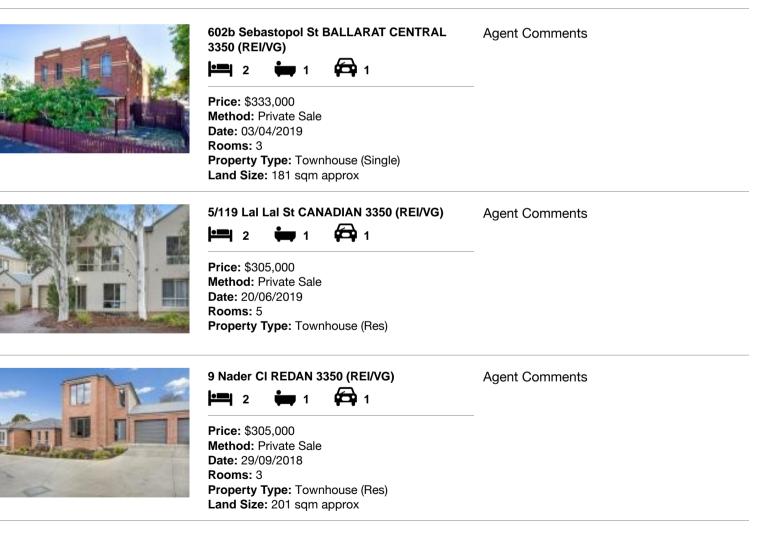


Rooms: 4 Property Type: Townhouse Land Size: 948 sqm approx Agent Comments 53292500 0407292506 breynolds@hockingstuart.com.au

Indicative Selling Price \$300,000 - \$330,000 Median Unit Price 07/10/2018 - 06/10/2019: \$300,000

Positioned in a very popular tree lined street just a short walk to the centre of Ballarat, hospitals and schooling is this 2 bedroom brick townhouse. Offering 2 well-proportioned bedrooms both with build in robes, central bathroom with second separate toilet, functional open plan kitchen/meals and separate laundry. The home has gas central heating for the cold Ballarat winters, a secure and low maintenance rear yard and a single lock up garage. Currency leased until February 2020 this property is a sound investment to either move in or continue to lease.

## **Comparable Properties**



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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.