

Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Troporty energy to | |
|--|--|
| Address Including suburb or locality andpostcode | |

Indicative selling price

Property offered for sale

| Range between | \$285,000 | & | \$305,000 |
|---------------|-----------|---|-----------|
|---------------|-----------|---|-----------|

Median sale price

| Median price | \$337,200 | Hou | ise 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------------|-----------|--------------|
| 1 | 204b Johns St BALLARAT EAST 3350 | \$300,000 | 23/05/2018 |
| 2 | 1/11 Cecile Ct BALLARAT EAST 3350 | \$295,557 | 14/06/2018 |
| 3 | 1/303 Nelson St BALLARAT EAST 3350 | \$285,000 | 12/10/2018 |

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.

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555





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Indicative Selling Price \$285,000 - \$305,000 **Median House Price** Year ending September 2018: \$337,200





Neat as a pin, the attractive features of this home will not disappoint. Located in the desired position of Ballarat East, only meters from the beautiful Eureka Stockade reserve, you are also on the Melbourne side of the CBD whilst being only a short drive into town. Recently renovated, you won't have to lift a finger before moving in, or alternatively a tenant could move straight in with the rental appraisal at \$310 per week! Houses like this do not last, so be sure to call Matthew Wiltshire on 0487 000 873 today for more information.

Comparable Properties



204b Johns St BALLARAT EAST 3350 (REI/VG) Agent Comments

-- 2

Price: \$300,000 Method: Private Sale Date: 23/05/2018

Rooms: -

Property Type: Townhouse (Res) Land Size: 242 sqm approx



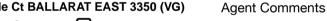
1/11 Cecile Ct BALLARAT EAST 3350 (VG)

二 2

Price: \$295,557 Method: Sale Date: 14/06/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)





1/303 Nelson St BALLARAT EAST 3350

(REI/VG)

Price: \$285.000 Method: Private Sale Date: 12/10/2018

Rooms: -

Property Type: House Land Size: 331 sqm approx **Agent Comments**

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