# hockingstuart

#### Statement of Information

Tim Valpied 5329 2500 0418 504 169 tvalpied@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

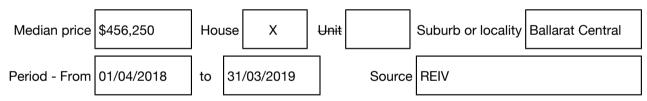
5	108 Ripon Street South, Ballarat Central Vic 3350
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#### Indicative selling price

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

Range between	\$640,000	&	\$680,000
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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	308 Ascot St.S BALLARAT CENTRAL 3350	\$665,000	21/04/2018
2	11 Ripon St.S BALLARAT CENTRAL 3350	\$650,000	27/10/2018
3	9a Durham St NEWINGTON 3350	\$635,000	08/12/2018

#### 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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propertydata

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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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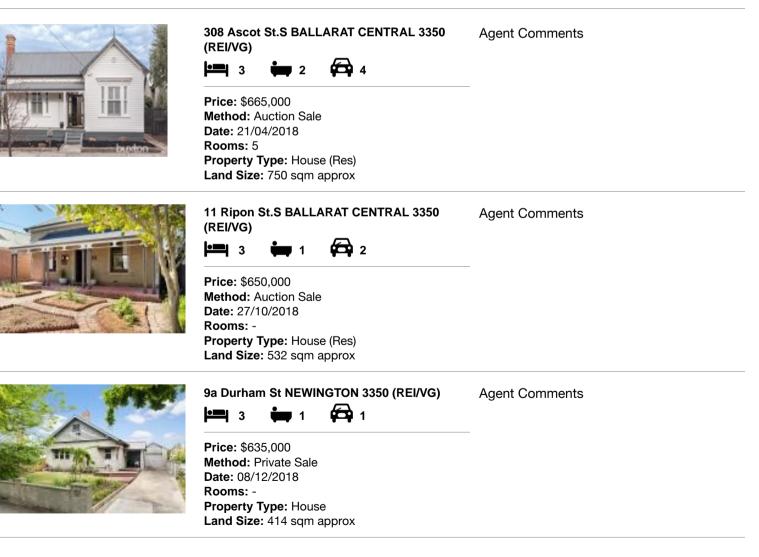
Rooms: 6 Property Type: House (Res) Land Size: 350 sqm approx Agent Comments 5329 2500 0418 504 169 tvalpied@hockingstuart.com.au

Tim Valpied

Indicative Selling Price \$640,000 - \$680,000 Median House Price Year ending March 2019: \$456,250

Timeless appeal with the ease of modern living, perfectly located, this family home offers a great base for vibrant inner city living. Beautifully renovated and extended, it incorporates 3 bedrooms (built-in-robes), including the master suite with ensuite. The striking lounge features classic box bay window and open fire place and is perfect for a warm night in. The modern extension comprises a stylishly elegant kitchen with stone benchtops, ample bench space, breakfast bar and quality appliances.

### **Comparable Properties**



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