

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

174 Ditchfield Road, Navigators Vic 3352

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price*

Median price House Unit Suburb or locality Navigators

Period - From to Source

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

174 Ditchfield Road, Navigators Vic 3352

hockingstuart

Phil Hayward

03 5329 2517

0419 107 112

phayward@hockingstuart.com.au

Indicative Selling Price

\$600,000 - \$650,000

No median price available



 3  2  4

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 41735 sqm approx

Agent Comments

Situated in the tightly held Navigators district, this idyllic 10-acre property is an easy 15-minute drive from Ballarat – offering a country lifestyle without the long commute! The brick veneer home boasts an immaculate presentation throughout and comprises three bedrooms including the master bedroom with walk-in-robe and ensuite. The kitchen overlooks the informal meals area, plus there is formal dining and a lounge. O

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.