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

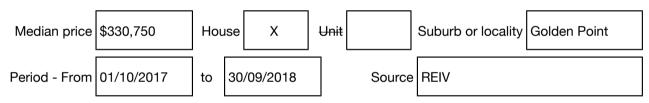
	1a Haymes Crescent, Golden Point Vic 3350
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Indicative selling price

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

Range between \$2	75,000	&	\$295,000
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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.

Address of comparable property		Price	Date of sale
1	31 Heales St MOUNT PLEASANT 3350	\$293,000	24/09/2018
2	2/237 York St BALLARAT EAST 3350	\$282,500	06/07/2018
3	3/4 Lal Lal St GOLDEN POINT 3350	\$260,000	15/10/2018

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.

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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: Property Type: Townhouse (Single) Agent Comments syoung@hockingstuart.com.au Indicative Selling Price \$275,000 - \$295,000

Wedian House Price Year ending September 2018: \$330,750

Located only 2 blocks from the Bridge Mall and minutes from the Ballarat Train Station this townhouse will be sure to impress. Ticking all the boxes when it comes to buying an investment, the property consists of two bedrooms both with ensuites, euro style laundry and a separate toilet to make up the bottom level. Upstairs you will find a large open plan kitchen/dining/living room with direct access onto your own private balcony. Further features include heating/cooling and currently tenanted until November 2019 for \$275 per week. Don't miss this opportunity and call Sam today.

Comparable Properties

31 Heales St MOUNT PLEASANT 3350 (REI/VG) 2 1 2 1 1 1 Price: \$293,000 Method: Private Sale Date: 24/09/2018 Rooms: 3 Property Type: Townhouse (Res) Land Size: 249 sqm approx	Agent Comments
2/237 York St BALLARAT EAST 3350 (VG) 2 2 2 2 2 2 2 2 2 2 2 2 2	Agent Comments
3/4 Lal Lal St GOLDEN POINT 3350 (REI) 2 1 1 1 1 Price: \$260,000 Method: Private Sale Date: 15/10/2018 Rooms: 4 Property Type: Townhouse (Res) Land Size: 185 sqm approx	Agent Comments

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