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 andpostcode

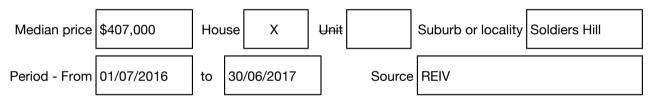
5	2/415 Ligar Street, Soldiers Hill Vic 3350
r	
2	

Indicative selling price

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

Range between	\$485,000	&	\$495,000
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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	604 Lydiard St.N SOLDIERS HILL 3350	\$506,000	30/06/2017
2	606 Sherrard St BLACK HILL 3350	\$500,000	08/02/2017
3	11b Ascot St.S BALLARAT CENTRAL 3350	\$485,000	15/03/2017

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

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.

hockingstuart

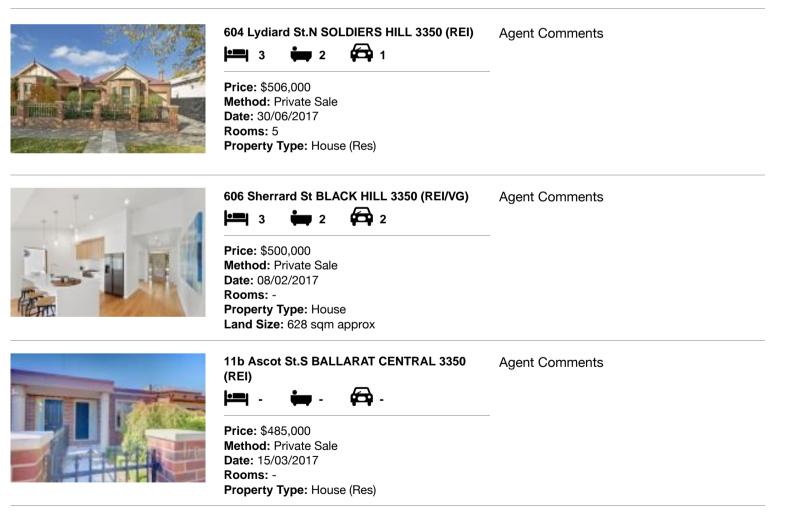


Rooms: 5 Property Type: Agent Comments Tony Douglass 5329 2500 0418555973 tdouglass@hockingstuart.com.au

> Indicative Selling Price \$485,000 - \$495,000 Median House Price Year ending June 2017: \$407,000

Offering architectural style and showcasing modern sophistication, this townhouses has been created with intricate attention to detail and features a unique design. Tasmanian Oak floors, plush carpets, and warm neutral tones create a warm and natural flow. Compriseing 3 spacious bedrooms, including the master with ensuite and WIR, second family bathroom and large laundry with ample storage. Open plan living and dining with raked ceilings and a beautifully appointed kitchen finished with stone benchtops.

Comparable Properties



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