



 2
  1
  0

Rooms:
Property Type: House (Res)
Land Size: 158 sqm
 Agent Comments

Indicative Selling Price
 \$260,000 - \$275,000
Median House Price
 Year ending March 2017: \$275,000

This rendered double brick 2 bedroom home is as solid as they come. With location Paramount this home is no exception situated in a quiet street, close to the centre of town and within a 1km walk to Ballarat's historical Train station, this is a perfect location for commuters, investors or anyone looking for a low maintenance home. Consisting of two good sized bedrooms, open plan kitchen and meals area and separate lounge. In addition, the home has a small courtyard and a sizeable shed, great for a workshop, storage or even a home office.

Comparable Properties



18 Specimen Vale Sth BALLARAT EAST 3350 (REI) Agent Comments

 2
  1
  1

Price: \$272,000
Method: Private Sale
Date: 27/04/2017
Rooms: -
Property Type: House (Res)



234 Raglan St.S BALLARAT CENTRAL 3350 (REI) Agent Comments

 2
  2
  -

Price: \$265,000
Method: Private Sale
Date: 07/04/2017
Rooms: -
Property Type: House (Res)



8 Claxton St BALLARAT CENTRAL 3350 (REI/VG) Agent Comments

 2
  1
  1

Price: \$252,500
Method: Private Sale
Date: 12/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 295 sqm

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

2 Hunt Street, Ballarat East Vic 3350

Indicative selling price

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

Range between

\$260,000

&

\$275,000

Median sale price

Median price

\$275,000

House

X

Suburb or locality

Ballarat East

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
18 Specimen Vale Sth BALLARAT EAST 3350	\$272,000	27/04/2017
234 Raglan St.S BALLARAT CENTRAL 3350	\$265,000	07/04/2017
8 Claxton St BALLARAT CENTRAL 3350	\$252,500	12/05/2017