

Jamie Gepp 0459 201 710 jgepp@hockingstuart.com.au

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Ad Including subu locality andpost	ırb or	13 Hurley Street, Ballarat North Vic 3350					
Indicative sellin	g price						
For the meaning o	f this price see co	nsumer.vic.gov.au/เ	underquoting				
Range between	\$250,000	&	\$265,000				

#### Median sale price

Median price	\$352,500	Hou	use X	Unit		Suburb or locality	Ballarat North
Period - From	01/07/2016	to	30/06/2017		Source	REIV	

#### 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.

Add	dress of comparable property	Price	Date of sale
1	1016 Armstrong St.N BALLARAT NORTH 3350	\$270,000	28/04/2017
2	408 Sherrard St BLACK HILL 3350	\$267,500	28/06/2016
3	6 Hurley St BALLARAT NORTH 3350	\$260,000	01/04/2017

#### 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.

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**Indicative Selling Price** \$250,000 - \$265,000 **Median House Price** Year ending June 2017: \$352,500



Rooms: 4

Property Type: House Land Size: 695 sqm approx

Agent Comments

Freshly renovated in popular Ballarat north is this comfortable 3 bedroom home, ideal first home, downsizer or investor (currently tenanted at \$260). It has 3 bedrooms, 1 bathroom and 2 generous living areas and a wonderful new kitchen with stone bench tops, pendant lights and stainless steel appliances. Add to this a fresh updated bathroom (brand new hot water system) and the hard work has been done. Ducted central heating and a split system further modernise the property. With an entertaining Alfresco deck that catches the afternoon sun.

### Comparable Properties



1016 Armstrong St.N BALLARAT NORTH 3350 Agent Comments

(REI)

Price: \$270.000 Method: Private Sale Date: 28/04/2017

Rooms: -

Property Type: House Land Size: 750 sqm approx



408 Sherrard St BLACK HILL 3350 (REI)

**=** 3



Price: \$267,500 Method: Private Sale Date: 28/06/2016

Rooms: -

Property Type: House (Res)

**Agent Comments** 



6 Hurley St BALLARAT NORTH 3350 (REI/VG) Agent Comments



Price: \$260.000 Method: Auction Sale Date: 01/04/2017

Rooms: 4

Property Type: House (Res) Land Size: 718 sqm approx

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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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