

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	13 Hurley Street, Ballarat North Vic 3350
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Indicative selling price

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

Range between	\$250,000	&	\$265,000
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Median sale price

Median price	\$352,500	House	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.

	Address 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.~~



Rooms: 4
Property Type: House
Land Size: 695 sqm approx
Agent Comments

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

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) **Agent Comments**



Price: \$267,500
Method: Private Sale
Date: 28/06/2016
Rooms: -
Property Type: House (Res)



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