# hockingstuart

#### Statement of Information

Dylan Thomson 03 5329 2500 0438 490 773 dthomson@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

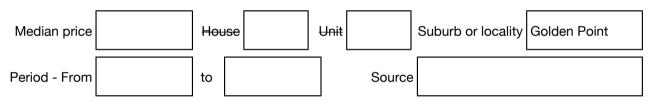
2/4 Dunn Street, Golden Point Vic 3350

#### Indicative selling price

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

Range between	\$345,000	&	\$355,000
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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	123 Canadian Lakes Blvd CANADIAN 3350	\$370,000	03/08/2018
2	6 East St.N BALLARAT EAST 3350	\$353,000	22/03/2018
3	3/4 Dunn St GOLDEN POINT 3350	\$342,200	03/12/2018

#### 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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

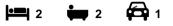
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Rooms: Property Type: Townhouse (Res) Agent Comments Dylan Thomson 03 5329 2500 0438 490 773 dthomson@hockingstuart.com.au

> Indicative Selling Price \$345,000 - \$355,000 No median price available

Located within walking distance to Ballarats biggest tourism attraction, Sovereign Hill, this magnificent 2 bedroom unit is a short drive into the heart of the Ballarat CBD, offering an "inner city" lifestyle with easy access to some of Ballarat's best cafes and restaurants.

### **Comparable Properties**

123 Canadian Lakes Blvd CANADIAN 3350 (REI/VG)   Image: 2 Image: 2   2 Image: 2   Price: \$370,000   Method: Private Sale   Date: 03/08/2018   Rooms: -   Property Type: House   Land Size: 480 sqm approx	Agent Comments
6 East St.N BALLARAT EAST 3350 (REI/VG) 2 1 1 1 Price: \$353,000 Method: Private Sale Date: 22/03/2018 Rooms: 3 Property Type: House Land Size: 140 sqm approx	Agent Comments
3/4 Dunn St GOLDEN POINT 3350 (REI/VG) 2 1 1 1 Price: \$342,200 Method: Private Sale Date: 03/12/2018 Rooms: - Property Type: Unit	Agent Comments

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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.

