

## 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

122 Grant Street, Golden Point Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$495,000 & \$535,000

#### Median sale price

Median price \$372,000 House  Unit  Suburb or locality Golden Point

Period - From 01/04/2018 to 31/03/2019 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		
2		
3		

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**

\$495,000 - \$535,000

**Median House Price**

Year ending March 2019: \$372,000



 3    2    2

**Rooms:** 6

**Property Type:** Office (Com)

Agent Comments

Located within walking distance to local supermarkets, shops and other amenities, this magnificent 4-bedroom property is a short walk into the heart of the Ballarat CBD, offering an “inner city” lifestyle with easy access to all that Ballarat has to offer. With a low maintenance allotment of 258m<sup>2</sup> enjoying off street and boosted by a secure rear courtyard with private entertaining space. With a flexible floor plan offering 4 bedrooms of equal size, this property offers an array of options, including occupying as a residence, running a business from home with its “Mixed Use” zoning.

## Comparable Properties

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