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Statement of Information

Dylan Thomson 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

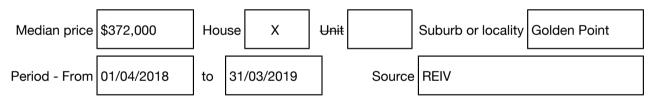
122 Grant Street, Golden Point Vic 3350

Indicative selling price

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

Range between \$495	,000	&	\$535,000
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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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto 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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propertydata

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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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Rooms: 6 Property Type: Office (Com) Agent Comments Dylan Thomson 5329 2500 0438 490 773 dthomson@hockingstuart.com.au

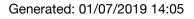
Indicative Selling Price \$495,000 - \$535,000 Median House Price Year ending March 2019: \$372,000

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 258m2 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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