

Brad Maxwell

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Indicative Selling Price

\$339,000

**Rooms:** 4**Property Type:**

Agent Comments

This executive townhouse comprises 3 beds 2 bath (DLUG) and open plan kitchen dining area with a lovely north facing aspect. Location is no exception, only a 15 mins walk into Ballarat's C.B.D!! Other features include gas central heating and dishwasher. This townhouse is turn-key leaving you with nothing more for either the owner occupier or investor to do.

Comparable Properties



16a George St BALLARAT EAST 3350 (REI/VG) Agent Comments

**Price:** \$348,000**Method:** Private Sale**Date:** 27/05/2016**Rooms:** 4**Property Type:** Townhouse (Res)**Land Size:** 312 sqm approx

73a Victoria St BALLARAT EAST 3350 (REI/VG)

Agent Comments

**Price:** \$340,000**Method:** Private Sale**Date:** 21/04/2016**Rooms:** 3**Property Type:** Townhouse (Res)**Land Size:** 118 sqm approx

1/21 Church St BALLARAT CENTRAL 3350 (VG)

Agent Comments

**Price:** \$322,000**Method:** Sale**Date:** 17/03/2016**Rooms:** -**Property Type:** Townhouse (Single)

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

Indicative selling price

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

Single price

Median sale price

Median price Unit Suburb or locality
 Period - From to Source

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
16a George St BALLARAT EAST 3350	\$348,000	27/05/2016
73a Victoria St BALLARAT EAST 3350	\$340,000	21/04/2016
1/21 Church St BALLARAT CENTRAL 3350	\$322,000	17/03/2016