

Brooke Reynolds 53292500 0407292506 breynolds@hockingstuart.com.au

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

|                                      |                                     |          |                |      |            |               | 0001      | 011 417   | ii oi tiio Estate  | Agonto Aot 100 |
|--------------------------------------|-------------------------------------|----------|----------------|------|------------|---------------|-----------|-----------|--------------------|----------------|
| Property offer                       | ed for s                            | ale      |                |      |            |               |           |           |                    |                |
| A<br>Including sub<br>locality andpo | 6 Wittig Way, Golden Point Vic 3350 |          |                |      |            |               |           |           |                    |                |
| Indicative selli                     | ing pric                            | e        |                |      |            |               |           |           |                    |                |
| For the meaning                      | of this p                           | rice see | cons           | ume  | r.vic.gov. | au/u          | ınderqı   | uoting    |                    |                |
| Range between                        | ange between \$289,000              |          |                | &    |            |               | \$299,000 |           |                    |                |
| Median sale p                        | rice                                |          |                |      |            |               |           |           |                    |                |
| Median price                         | \$318,50                            | 0        | Hou            | se   | Х          | <del>Un</del> | nit       |           | Suburb or locality | Golden Point   |
| Period - From                        | 01/10/2                             | 016      | to             | 30/0 | 9/2017     |               |           | Source    | REIV               |                |
| Comparable n                         | w o so o w4.                        |          | ا<br>ا - D - ا | -4-  | A a D la   | <br>          |           | ا ما المص | hla\               |                |

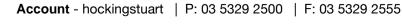
#### Comparable property sales (\*Delete A or B below as applicable)

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.

| Add | dress of comparable property           | Price     | Date of sale |
|-----|--|-----------|--------------|
| 1   | 7/22 Wittig Way GOLDEN POINT 3350      | \$310,000 | 15/11/2017   |
| 2   | 142 Eureka St BALLARAT EAST 3350       | \$286,000 | 07/08/2017   |
| 3   | 3/117 Ripon St.S BALLARAT CENTRAL 3350 | \$280,000 | 12/09/2017   |

#### 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.







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## hockingstuart

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> Indicative Selling Price \$289,000 - \$299,000 Median House Price

Year ending September 2017: \$318,500



Property Type: House

Agent Comments



A modern, centrally-located two bedroom townhouse, perfect for the astute investor or someone seeking the convenience of inner city living. As you drive into Witting Way, you'll sense the security and privacy that comes with living in an off-the-street close of well maintained homes. Pull up in your own carpark, positioned immediately next to the townhouse, and walk past the established garden, which adds extra privacy.

### Comparable Properties



7/22 Wittig Way GOLDEN POINT 3350 (REI)

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Price: \$310,000 Method: Private Sale Date: 15/11/2017

Rooms: -

Property Type: House (Res)

Agent Comments



142 Eureka St BALLARAT EAST 3350 (REI/VG) Agent Comments

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Price: \$286,000 Method: Private Sale Date: 07/08/2017

Rooms: -

Property Type: House (Res) Land Size: 390 sqm approx



3/117 Ripon St.S BALLARAT CENTRAL 3350

(REI)

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Price: \$280,000 Method: Private Sale Date: 12/09/2017 Rooms: -

Property Type: Unit

**Agent Comments** 

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