

## 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

22a Kinnane Court, Ballarat North 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 \$275,000

&amp;

\$295,000

**Median sale price**

Median price \$352,500

House

X

Unit

Suburb or locality

Ballarat North

Period - From 01/07/2016

to

30/06/2017

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	10 Loren CI BALLARAT NORTH 3350	\$285,000	05/05/2016
2	920 Sherrard St BALLARAT NORTH 3350	\$281,000	18/02/2017
3	7 Gordonina Ct BALLARAT NORTH 3350	\$278,500	05/07/2017

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.



3 1 1

**Rooms:**  
**Property Type:** Unit  
**Land Size:** 593 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$275,000 - \$295,000  
**Median House Price**  
 Year ending June 2017: \$352,500

Located in a quiet court in popular Ballarat North, this 3 Bedroom brick veneer home provides a secluded private option. With three accommodating bedrooms and with bathroom access from main bedroom you soon realise there is more than enough room for the family. With an abundant living zone complete with split system air-conditioning you have the perfect area to move in freedom and space. Adjoining this area is the wonderfully equipped kitchen with plenty of cupboard space and ample room for a 6 seater dining table. Flowing from the kitchen to the outdoor entertainment area you realise that you have more room to move in your private secluded courtyard. Add in direct access from the garage, extra parking, gas central heating, polished timber flooring and stunning established gardens and you have the perfect opportunity to enjoy everything that this wonderful home has to offer. For more information and an inspection please call Jamie Gepp on 0459201710

## Comparable Properties



**10 Loren CI BALLARAT NORTH 3350 (REI/VG)** Agent Comments

3 2 1

**Price:** \$285,000  
**Method:** Private Sale  
**Date:** 05/05/2016  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 664 sqm approx



**920 Sherrard St BALLARAT NORTH 3350 (REI/VG)** Agent Comments

3 1 1

**Price:** \$281,000  
**Method:** Private Sale  
**Date:** 18/02/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 584 sqm approx



**7 Gordonia Ct BALLARAT NORTH 3350 (REI)** Agent Comments

3 1 1

**Price:** \$278,500  
**Method:** Private Sale  
**Date:** 05/07/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 689 sqm approx