

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

1116 Havelock Street, Ballarat North Vic 3350

Indicative selling price

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

Range between \$325,000 & \$345,000

Median sale price

Median price \$355,000 House ☒ Unit ☐ Suburb or locality Ballarat North

Period - From 01/01/2017 to 31/12/2017 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	1132 Havelock St BALLARAT NORTH 3350	\$350,000	30/08/2017
2	1202 Havelock St BALLARAT NORTH 3350	\$319,999	24/08/2017
3	1023 Havelock St BALLARAT NORTH 3350	\$312,500	08/04/2017

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.



Rooms:

Property Type: House

Land Size: 545 sqm approx

Agent Comments

Whether it's an investment, first home or for the family, you will be largely impressed with the comfort and location of this updated household. Master with Ensuite, new carpet and freshly painted throughout, outdoor entertaining & scope for extension are just some of the many advantages that this property provides. Consisting of 3 Bedrooms (possible 4th), 2 Bathrooms, Study, Large living area which flows through to the dining / kitchen, SLUG and peaceful alfresco. 2 reverse cycle split systems provide comfort all year round, whilst the 545m2 allotment (approx.).

Comparable Properties



1132 Havelock St BALLARAT NORTH 3350
(REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 30/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 1334 sqm approx



1202 Havelock St BALLARAT NORTH 3350
(VG)

Agent Comments



Price: \$319,999

Method: Sale

Date: 24/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 1655 sqm approx



1023 Havelock St BALLARAT NORTH 3350
(REI/VG)

Agent Comments



Price: \$312,500

Method: Private Sale

Date: 08/04/2017

Rooms: -

Property Type: House

Land Size: 749 sqm approx