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 andpostcode

3 King Street North, Ballarat East Vic 3350 r e

Indicative selling price

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

| Range between \$395,000 | & | \$425,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$290,000 | Hou | se | K | Unit | | Suburb or locality | Ballarat East |
|---------------|------------|-----|---------|-----|------|--------|--------------------|---------------|
| Period - From | 01/07/2016 | to | 30/06/2 | 017 | | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|-----------------------------------|-----------|--------------|
| 1 | 208 Howitt St BALLARAT NORTH 3350 | \$430,000 | 28/07/2017 |
| 2 | 7 Kent St BALLARAT CENTRAL 3350 | \$410,000 | 29/04/2017 |
| 3 | 7 Morres St BALLARAT EAST 3350 | \$408,000 | 29/07/2017 |

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.

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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.



hockingstuart



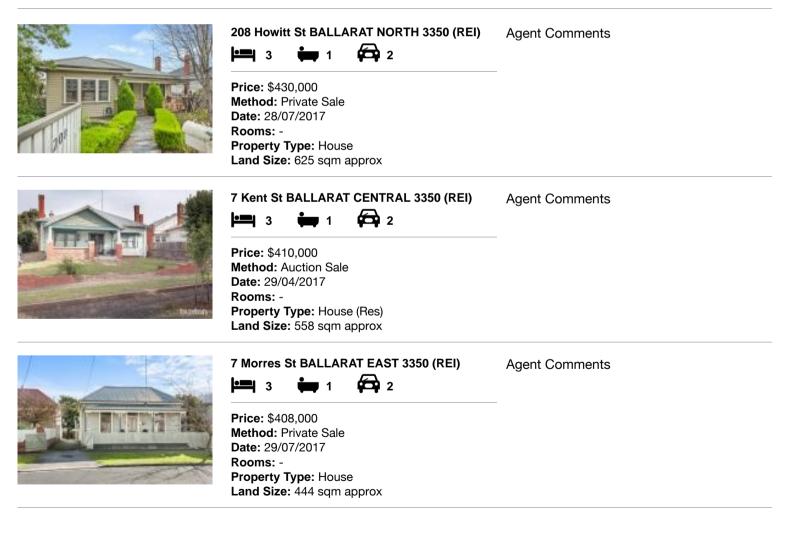


Rooms: 5 Property Type: House (Res) Land Size: 438 sqm approx Agent Comments Brooke Reynolds 53292500 0407292506 breynolds@hockingstuart.com.au

> Indicative Selling Price \$395,000 - \$425,000 Median House Price Year ending June 2017: \$290,000

Steeped in history, the "Thomas Harris Cottage1888" was named after the original home owner who was famous for establishing the men's debating section of the infamous Royal South Street Eisteddford. Tastefully and respectfully renovated in a coveted position just off Victoria Street this home will be pleasing to the Melbourne commuter, investor or family. Full of old world charm while offering today's modern conveniences including three large bedrooms (two with walk in robes and the third with built in's), comfortable lounge with gas log fire, kitchen with an abundance of cupboards.

Comparable Properties



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