

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

3 King Street North, Ballarat East Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$395,000

&

\$425,000

Median sale price

Median price \$290,000 House ☒ Unit ☐ Suburb or locality Ballarat East

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	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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Rooms: 5**Property Type:** House (Res)**Land Size:** 438 sqm approx

Agent Comments

Steeped in history, the "Thomas Harris Cottage 1888" was named after the original home owner who was famous for establishing the men's debating section of the infamous Royal South Street Eisteddfod. 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

**208 Howitt St BALLARAT NORTH 3350 (REI)**

Agent Comments

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 1
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Price: \$430,000**Method:** Private Sale**Date:** 28/07/2017**Rooms:** -**Property Type:** House**Land Size:** 625 sqm approx**7 Kent St BALLARAT CENTRAL 3350 (REI)**

Agent Comments

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 1
 2

Price: \$410,000**Method:** Auction Sale**Date:** 29/04/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 558 sqm approx**7 Morres St BALLARAT EAST 3350 (REI)**

Agent Comments

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 1
 2

Price: \$408,000**Method:** Private Sale**Date:** 29/07/2017**Rooms:** -**Property Type:** House**Land Size:** 444 sqm approx