

## 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

13 King Street South, Ballarat East Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$365,000

#### Median sale price

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

Period - From 01/04/2018 to 31/03/2019 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	26a King St.S BALLARAT EAST 3350	\$360,000	03/04/2019
2	10 Queen St.S BALLARAT EAST 3350	\$350,000	29/04/2019
3	58 King St.S BALLARAT EAST 3350	\$332,000	01/10/2018

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:** 4

**Property Type:** House

**Land Size:** 430 sqm approx

Agent Comments

Only 5 minutes from the Ballarat CBD sits this lovely weatherboard home, recently updated with new carpets, gas heater and split system cooling and comprising of 3 generous bedrooms, kitchen with North facing windows to capture the sun and gorgeous bathroom with updated finishes, the living area is a comfortable space for relaxing after a long day, while outside this wonderful home sits on approx 431m2 and includes a single garage and detached laundry while offering gorgeous cottage gardens, this tidy home offers everything.

## Comparable Properties



**26a King St.S BALLARAT EAST 3350 (REI)**

Agent Comments



**Price:** \$360,000

**Method:** Private Sale

**Date:** 03/04/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 419 sqm approx



**10 Queen St.S BALLARAT EAST 3350 (REI)**

Agent Comments



**Price:** \$350,000

**Method:** Private Sale

**Date:** 29/04/2019

**Rooms:** 4

**Property Type:** House (Res)



**58 King St.S BALLARAT EAST 3350 (REI/VG)**

Agent Comments



**Price:** \$332,000

**Method:** Private Sale

**Date:** 01/10/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 790 sqm approx