

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

801 Havelock Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$495,000

&

\$535,000

Median sale price

Median price \$440,000

House

X

Unit

Suburb or locality

Soldiers Hill

Period - From 01/07/2017

to

30/06/2018

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	605 Havelock St SOLDIERS HILL 3350	\$535,000	16/10/2017
2	606 Ligar St SOLDIERS HILL 3350	\$520,000	25/02/2018
3	406 Sherrard St BLACK HILL 3350	\$495,000	21/04/2018

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.

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Indicative Selling Price

\$495,000 - \$535,000

Median House Price

Year ending June 2018: \$440,000



3 1 3

Rooms: 5**Property Type:**

Agent Comments

Ideally located in popular Ballarat North, just 2.7km from the CBD and Lake Wendouree, 2.8km to the train station, this grand period home has so much to offer. Built in 1900 and situated on a large corner block (approx. 879m2) this is a wonderful opportunity to restore this home back to its former glory. The home has many retained original features such as the wide central hall way, cellar, high ceilings, deep cornices, original working fireplaces, and wide verandah.

Comparable Properties

**605 Havelock St SOLDIERS HILL 3350 (REI/VG)**

Agent Comments

3 - -

Price: \$535,000**Method:** Private Sale**Date:** 16/10/2017**Rooms:** -**Property Type:** House**Land Size:** 1321 sqm approx**606 Ligar St SOLDIERS HILL 3350 (REI/VG)**

Agent Comments

3 1 2

Price: \$520,000**Method:** Private Sale**Date:** 25/02/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 838 sqm approx**406 Sherrard St BLACK HILL 3350 (REI/VG)**

Agent Comments

3 1 1

Price: \$495,000**Method:** Auction Sale**Date:** 21/04/2018**Rooms:** 5**Property Type:** House (Res)**Land Size:** 961 sqm approx