



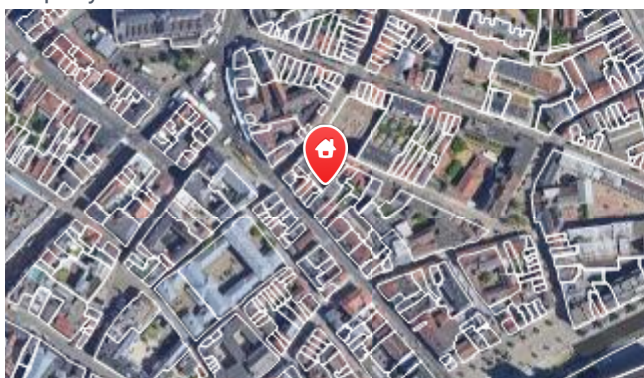
Property valuation report 26 Feb 2023

Sint-Jacobsnieuwstraat 17, 9000 Ghent

Sint-Jacobsnieuwstraat 17, 9000 Ghent



Property location



1 Property info

Property type	House
Bedrooms	5
Bathrooms	2
Habitable area	700 m ²
Lot size	263 m ²
Backside/Garden orientation	North-East
Lot depth	44,3 m
Lot width	8,6 m
Building area	251 m ²
Facade width	8,6 m
Building depth	29,8 m
Distance from street	4 m
Year built	No data entered
Year renovated	2015

2 Price history

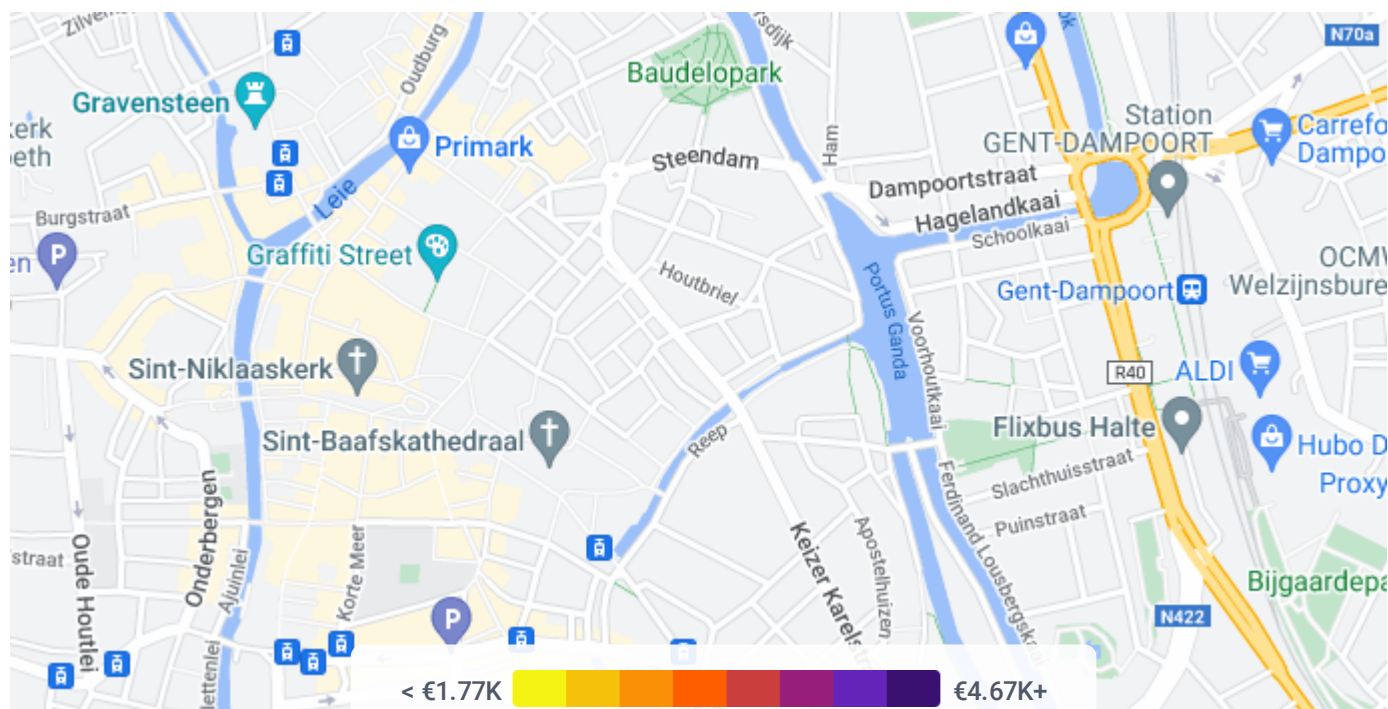
01 Oct 2022	●	House for sale : -- 742m ²
02 Oct 2022	●	Property for sale : -- 742m ²
13 May 2015 25 Jun 2015	●	Office for sale : -- 742m ²
21 Nov 2016 03 Oct 2022	●	House for sale : --
24 Nov 2016 24 Nov 2016	●	Land to rent : €9.000.000
24 Nov 2017 31 May 2018	●	Office to rent : -- 500m ²
24 Nov 2017 03 Apr 2018	●	Office to rent : €750 500m ² 11 Dec 2017 - Price change: €5.000
24 Dec 2017 24 Dec 2017	●	Office for sale : -- 742m ²

- 03 Jan 2018
15 Apr 2018 ● Office to rent : **€5.000**
- 22 Nov 2019
17 Dec 2019 ● Flat for sale : **€450.000**
1 bedroom 2 bathrooms
- 18 Dec 2019
19 Dec 2019 ● New build project for sale : --
- 30 Sep 2020
30 Sep 2020 ● House for sale : --
1 bedroom 742m²
- 23 Jun 2021
23 Jul 2021 ● House for sale : **€152.999**
3 bedrooms 742m²
- 11 Oct 2021
11 Oct 2021 ● House for sale : --
1 bedroom 742m²
- 11 Oct 2021
11 Oct 2021 ● Property for sale : --
1 bedroom 742m²
- 05 May 2022
05 May 2022 ● House for sale : --
1 bedroom 2 bathrooms 742m²

3 Market insights

Average price/m² habitable area

(in comparison with Sint-Jacobs)



SINT-JACOBS

€ 3.570/m²

1

KUIP

€ 3.600/m² +0,7%

2

KOUTER

€ 4.160/m² +14,1%

3

GENT-CENTRUM-ZUID

€ 3.230/m² -10,7%

4

PATERSHOL

€ 3.310/m² -7,9%

5

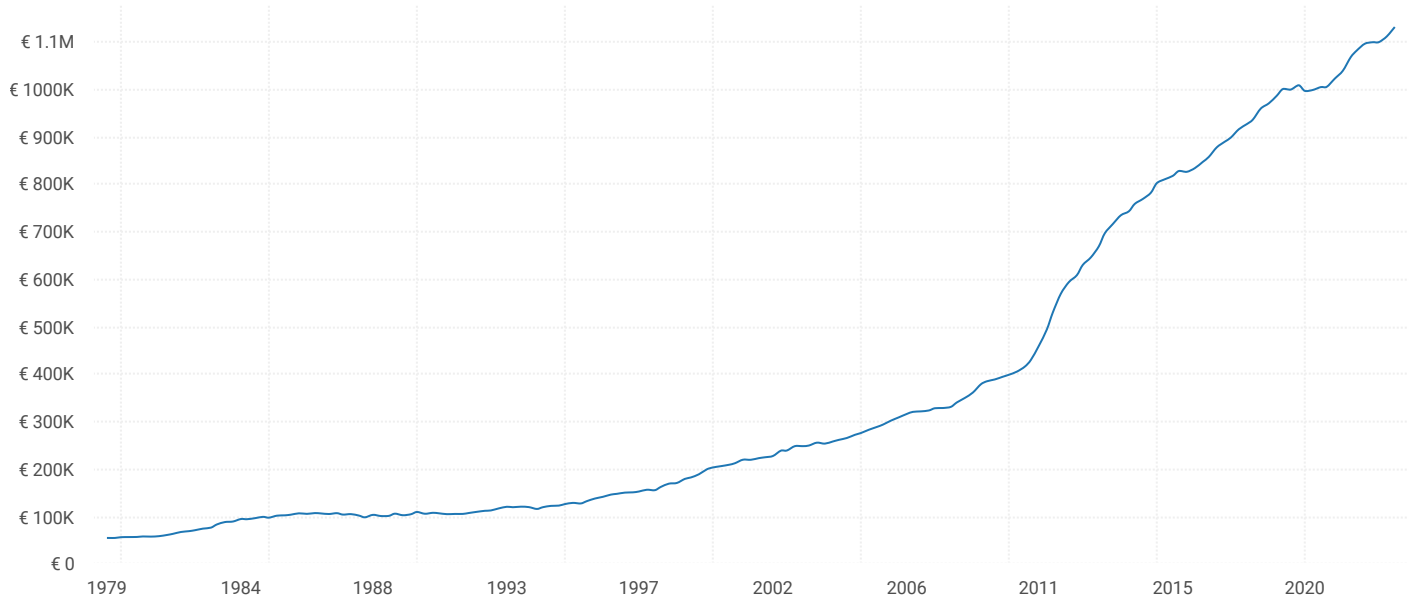
SINT-MACHARIUS

€ 2.690/m² -32,6%

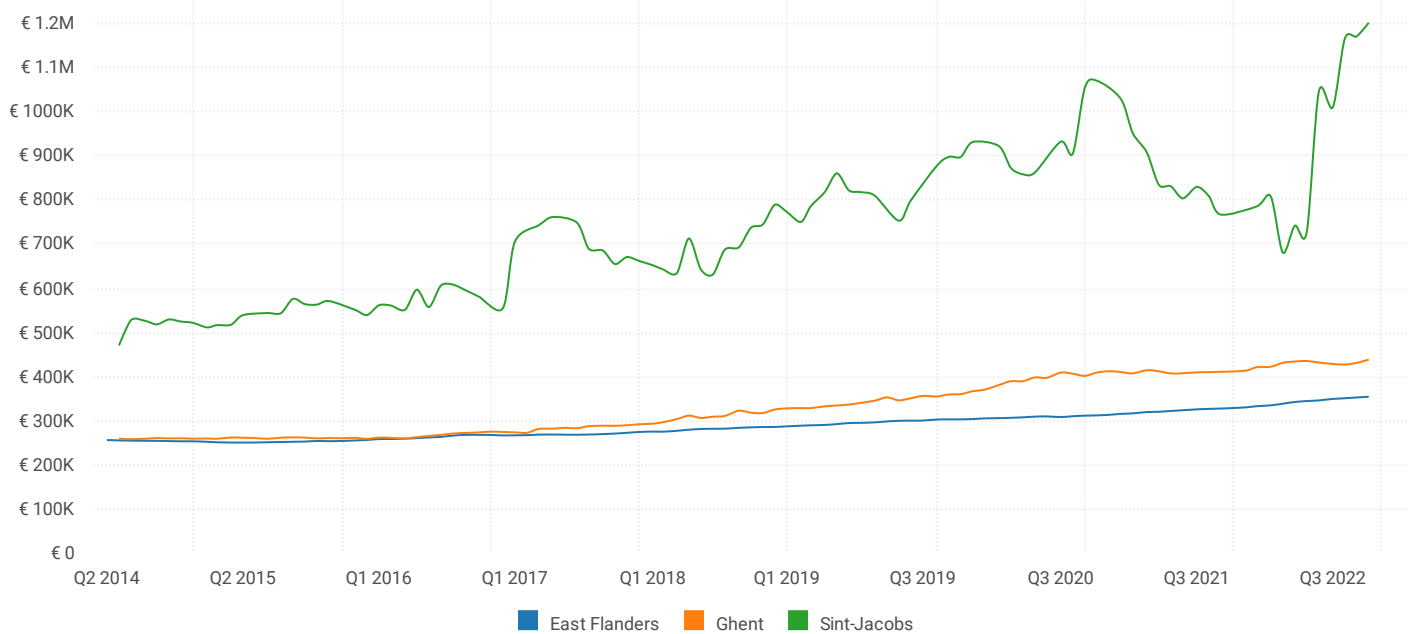
MARKET INSIGHTS

Price Evolution

Simulated estimate for this house over the last 44 years.



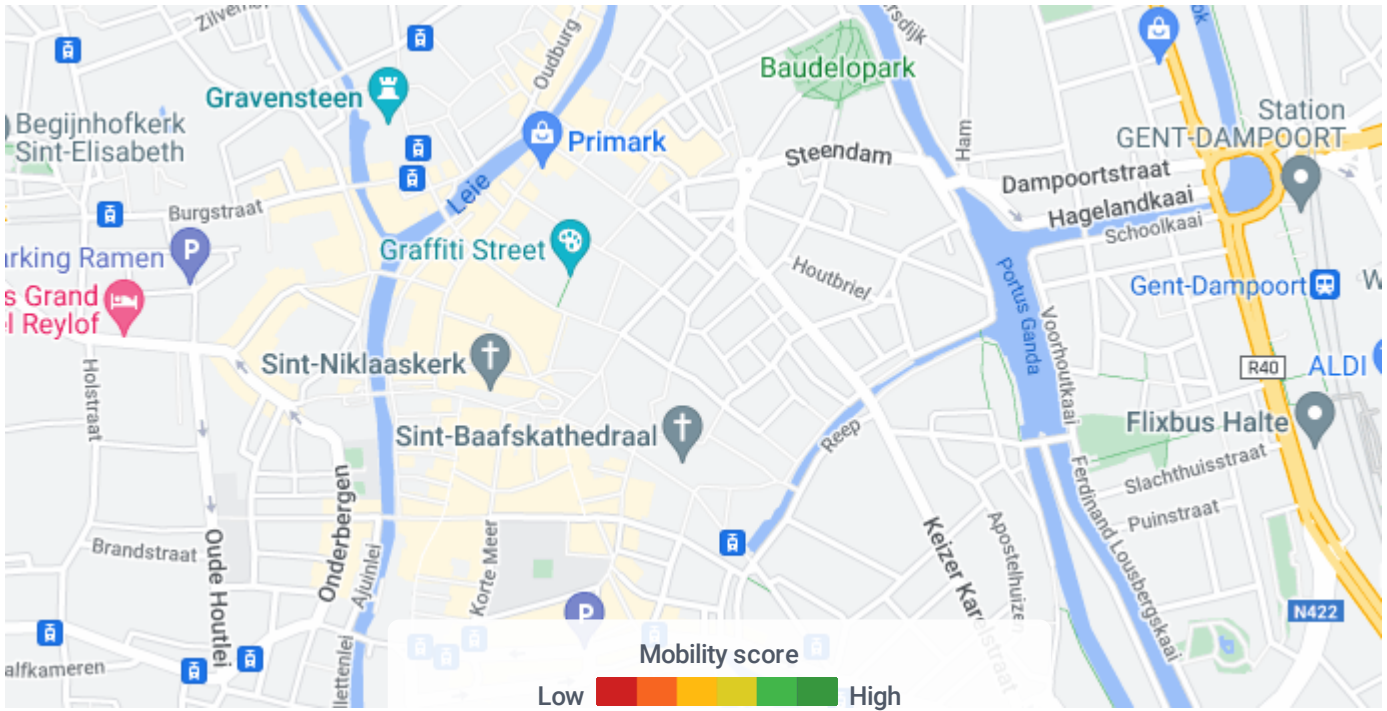
Average asking price in Sint-Jacobs, Ghent over the last 9 years.




4 Mobility

94%

This property has an excellent mobility score, based on the distance to nearby amenities.



NEIGHBOURHOOD	SCORE
1 Sint-Jacobs	92%
 Sint-Jacobsnieuwstraat 17, 9000 Ghent	94%
2 Kuip	91%
3 Kouter	89%
4 Gent-Centrum-Zuid	92%
5 Patershol	88%

MOBILITY

Nearby cities - Closest highway junction 3km



	NEARBY CITIES	DISTANCE
1	Ghent	13km
2	Oudenaarde	20km
3	Zottegem	19km
4	Lokeren	21km
5	Ronse	35km
6	Geraardsbergen	31km
7	Waregem	28km
8	Dendermonde	27km

MOBILITY

**Amenities** - Within a radius of **1km****89 Groceries**

48 Supermarkets (including [Primark](#), [Match](#), [Carrefour Market](#), [Bloemenmarkt](#), [Markt op vrijdag](#), [LIDL](#))

39 Bakeries (including [Le Pain Quotidien](#), [PAUL \(Paul\)](#), [Pain et Compagnie](#), [Madam Bakster](#), ['t Patsken](#), [Himschoot](#))

2 Butchers (including [Kwaliteitsslagerij Geert](#), [aile kasabi](#))

349 Restaurants/Bars

223 Restaurants (including [McDonald's](#), [De Kastart](#), [Amadeus 2](#), [Amadeus 1](#), [Godot](#), [Ellis Gourmet Burger](#))

126 Bars (including [Vijf Voor Twaalf](#), [De Maecht van Ghent](#), [Starbucks](#), [Limonada](#), [Bar des Amis](#), [Patrick Foley's](#))

19 Medical locations

19 Pharmacies (including [Apotheek Denys](#), [Apotheek Nys](#), [Apotheek Sluizeken](#), [Apotheek LloydsPharma De Pannemaeker](#), [Apotheek COOP Martin Kathleen](#), [Apotheek De Belie-Van Laere](#))

19 Financial locations

19 Banks (including [BNP Paribas Fortis](#), [Europabank](#), [Belfius](#), [vdk bank](#), [KBC](#), [ING](#))

5 Reference points - Publications

	DATE	ADDRESS	PRICE	BEDROOMS	HABITABLE
1	19/12/18 - 19/03/19	Houtbriel 16	€ 1.065.000	4	200 m ²
2	08/11/16 - 19/04/18	Sint-Jacobsnieuwstraat 30	€ 650.000	4	430 m ²
3	12/04/22 - 25/05/22	Ridderstraat 13	€ 450.000	2	110 m ²
4	30/09/22 - 14/12/22	Sint-Jacobsnieuwstraat 75	€ 430.000	2	97 m ²
5	08/11/18 - 26/12/18	Kwaadham 105	€ 673.000	3	250 m ²
6	07/11/18 - 07/10/18	Houtbriel 1		--	--
7	16/12/18 - 01/02/19	Nieuwpoort 10	€ 470.000	6	250 m ²
8	13/09/21 - 26/11/21	Nieuwpoort 25	€ 479.000	4	162 m ²
9	26/11/21 - 08/12/21	Houtbriel 11	€ 429.000	4	236 m ²
10	03/09/21 - 09/09/21	Kwaadham 46	€ 815.000	3	230 m ²

REFERENCE POINTS - PUBLICATIONS

To rent

	DATE	ADDRESS	PRICE	BEDROOMS	HABITABLE
1	05/10/21 - 26/11/21	Sint-Jacobsnieuwstraat 39	€ 790/month	2	90 m ²
2	25/08/20 - 25/08/20	Sint-Jacobsnieuwstraat 12	/month	--	--
3	03/12/22 - 04/01/23	Ridderstraat 15C	€ 1.380/month	3	148 m ²
4	04/09/21 - 13/10/21	Ridderstraat 11	€ 1.100/month	2	100 m ²
5	28/02/16 - 17/08/20	Houtbriel 24	€ 930/month	1	110 m ²
6	03/11/22 - 08/12/22	Kwaadham 52B	€ 1.500/month	2	155 m ²
7	04/05/20 - 13/05/20	Jan Palfijnstraat 5	€ 835/month	--	--
8	21/11/20 - 04/02/21	Sint-Jansdreef 5	€ 1.200/month	3	192 m ²
9	01/06/18 - 03/09/18	Duivelsteeg 3	€ 825/month	2	85 m ²
10	08/11/19 - 03/06/20	Nieuwpoort 15	€ 1.950/month	5	300 m ²