

## 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

107 Callow Street, 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)

Range between \$225,000

&amp;

\$245,000

## Median sale price

Median price \$290,000 House X 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	501 Grant St GOLDEN POINT 3350	\$230,000	08/09/2017
2	411 Barkly St GOLDEN POINT 3350	\$225,000	04/09/2017
3	215 Callow St BALLARAT EAST 3350	\$215,000	20/07/2017

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.



3   
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**Rooms:** 4**Property Type:** House (Res)**Land Size:** 554 sqm approx

Agent Comments

Location is key when buying property. Located only a short 1km walk to Supermarkets, Shops and Restaurants. This property is perfect for the first home buyer or someone looking to invest. The home offers 3 Bedrooms, 1 Bathroom, Kitchen with separate lounge area on a large allotment of 554m2. Don't miss this opportunity Call Sam Young today to book your inspection.

## Comparable Properties

**501 Grant St GOLDEN POINT 3350 (REI)**

Agent Comments

3   
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**Price:** \$230,000**Method:** Private Sale**Date:** 08/09/2017**Rooms:** -**Property Type:** House**411 Barkly St GOLDEN POINT 3350 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$225,000**Method:** Private Sale**Date:** 04/09/2017**Rooms:** 3**Property Type:** House**Land Size:** 329 sqm approx**215 Callow St BALLARAT EAST 3350 (REI)**

Agent Comments

3   
 1   
 1

**Price:** \$215,000**Method:** Private Sale**Date:** 20/07/2017**Rooms:** 4**Property Type:** House