

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

101 Callow Street, Ballarat East Vic 3350

Indicative selling price

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

Range between \$235,000 & \$255,000

Median sale price

Median price \$320,000 House ☒ Unit ☐ Suburb or locality Ballarat East

Period - From 01/04/2017 to 31/03/2018 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 | 22 Roff St BALLARAT EAST 3350 | \$250,000 | 08/01/2018 |
| 2 | 2 Little Dodds St GOLDEN POINT 3350 | \$247,000 | 27/02/2018 |
| 3 | 107 Callow St BALLARAT EAST 3350 | \$242,000 | 10/10/2017 |

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.



2
 1
 1

Rooms: 4

Property Type:

Agent Comments

Location is key when buying property. Located only a short 1km walk to Supermarkets, Shops and Restaurants. Invest or occupy this property is perfect for every type of buyer. The home offers 2 Bedrooms, 2 living areas, 1 Bathroom, Kitchen, North facing sunroom, Gas heating and a single lock up garage on a large allotment of 575m2. Don't miss this opportunity and call Sam today.

Comparable Properties



22 Roff St BALLARAT EAST 3350 (REI/VG)

Agent Comments

2
 1
 2

Price: \$250,000

Method: Private Sale

Date: 08/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 473 sqm approx



2 Little Dodds St GOLDEN POINT 3350 (REI/VG)

Agent Comments

2
 1
 2

Price: \$247,000

Method: Private Sale

Date: 27/02/2018

Rooms: 4

Property Type: House

Land Size: 657 sqm approx



107 Callow St BALLARAT EAST 3350 (REI/VG)

Agent Comments

3
 1
 1

Price: \$242,000

Method: Private Sale

Date: 10/10/2017

Rooms: 4

Property Type: House

Land Size: 554 sqm approx