

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 Grant Street, Golden Point Vic 3350

Indicative selling price

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

Range between \$262,500 & \$275,000

Median sale price

Median price \$330,750 House X Unit Suburb or locality Golden Point

Period - From 01/01/2018 to 31/12/2018 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	9 Corbett St BALLARAT EAST 3350	\$275,000	23/02/2018
2	402 Humffray St.S GOLDEN POINT 3350	\$265,000	20/03/2018
3	217 Doveton St.S BALLARAT CENTRAL 3350	\$263,000	23/06/2018

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: 3

Property Type: House (Previously Occupied - Detached)

Land Size: 405 sqm approx

Agent Comments

Located in the heart of the Ballarat CBD, this weatherboard home in original condition offers a blue chip location combined with endless possibilities. The property could be purchased to occupy, as an affordable investment or your own renovation project (STCA). Comprising 3 bedrooms, central bathroom, kitchen and separate living area on a block size of approx. 405m². Other features include carport, low maintenance gardens and rear access. Currently rented at \$225 per week until August 2019.

Comparable Properties



9 Corbett St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$275,000

Method: Private Sale

Date: 23/02/2018

Rooms: 5

Property Type: House (Res)

Land Size: 315 sqm approx



402 Humffray St.S GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$265,000

Method: Private Sale

Date: 20/03/2018

Rooms: -

Property Type: House

Land Size: 220 sqm approx



217 Doveton St.S BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$263,000

Method: Auction Sale

Date: 23/06/2018

Rooms: 4

Property Type: House (Res)

Land Size: 350 sqm approx