

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 Eddy Street, Golden Point Vic 3350

Indicative selling price

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

Range between \$299,000

&

\$325,000

Median sale price

Median price \$310,000

House

X

Unit

Suburb

Golden Point

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 two kilometres of the property for sale in the last six 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	6 Princes St.S BALLARAT EAST 3350	\$325,000	14/04/2018
2	24 Hunt St BALLARAT EAST 3350	\$310,000	24/01/2018
3	401 Peel St.N BLACK HILL 3350	\$301,000	12/02/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



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Rooms:
Property Type: House
Land Size: 487 sqm approx
Agent Comments

Indicative Selling Price
\$299,000 - \$325,000
Median House Price
Year ending March 2018: \$310,000

Comparable Properties



6 Princes St.S BALLARAT EAST 3350 (REI)

Agent Comments

2 1 1

Price: \$325,000
Method: Private Sale
Date: 14/04/2018
Rooms: -
Property Type: House (Res)



24 Hunt St BALLARAT EAST 3350 (REI/VG)

Agent Comments

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Price: \$310,000
Method: Private Sale
Date: 24/01/2018
Rooms: -
Property Type: House
Land Size: 168 sqm approx



401 Peel St.N BLACK HILL 3350 (REI/VG)

Agent Comments

2 1 -

Price: \$301,000
Method: Private Sale
Date: 12/02/2018
Rooms: 3
Property Type: House
Land Size: 675 sqm approx