

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

622 Tress Street Golden Point VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$352,500

*House

*Unit

Suburb

Golden Point

Period-from

01 May 2018

to

30 Apr 2019

Source

Corelogic

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

11/406 Bradshaw Street Golden Point VIC 3350	\$312,000	08-Nov-18
1 Magpie Street Golden Point VIC 3350	\$287,500	14-Feb-19
114 Grant Street Golden Point VIC 3350	\$355,000	19-Nov-18

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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11/406 Bradshaw Street Golden Point VIC 3350

 3  1  1

Sold Price **\$312,000** Sold Date **08-Nov-18**

Distance **0.26km**



1 Magpie Street Golden Point VIC 3350

 3  1  2

Sold Price **\$287,500** Sold Date **14-Feb-19**

Distance **0.6km**



114 Grant Street Golden Point VIC 3350

 3  1  1

Sold Price **\$355,000** Sold Date **19-Nov-18**

Distance **0.71km**

RS = Recent sale UN = Undisclosed Sale

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