

Tim Valpied 5329 2500 0418 504 169 tvalpied@hockingstuart.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	offered	for s	ale
-------------	---------	-------	-----

Address Including suburb or locality andpostcode	314 Larter Street, Golden Point Vic 3350						
dicative selling price							

In

Fartha magning of this	ariaa aaa aanaumar via		
For the meaning of this	price see consumer.vic.	gov.au/underquoting	j

Range between	\$335,000	&	\$360,000
---------------	-----------	---	-----------

Median sale price

Median price	\$370,000	Hou	se 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.

Add	dress of comparable property	Price	Date of sale
1	12 Carboni Ct EUREKA 3350	\$360,000	18/09/2018
2	318 Main Rd GOLDEN POINT 3350	\$335,000	29/10/2018
3	441 Kline St CANADIAN 3350	\$325,000	21/11/2017

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.

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555





Generated: 20/03/2019 12:49

hockingstuart

Tim Valpied 5329 2500 0418 504 169 tvalpied@hockingstuart.com.au

> Indicative Selling Price \$335,000 - \$360,000 **Median House Price**

Year ending December 2018: \$370,000



Rooms: 6

Property Type: House (Previously

Occupied - Detached) Land Size: 1029 sqm approx

Agent Comments

Brilliantly located, this solid brick veneer home is a dream find! The home enjoys a two spacious living room (both with gas heaters), 4 bedrooms, all with built in robes, two bathrooms, separate toilet and laundry. The kitchen has gas cooking facilities, dishwasher and ample bench and cupboard and the adjoining dining room is light and bright and also has a gas heater. Further features include rear patio and a single lock-up garage.

Comparable Properties



12 Carboni Ct EUREKA 3350 (REI)





Method: Private Sale Date: 18/09/2018

Price: \$360,000

Rooms: -

Property Type: House

Agent Comments



318 Main Rd GOLDEN POINT 3350 (REI/VG)





Price: \$335.000 Method: Private Sale Date: 29/10/2018

Rooms: 4

Property Type: House

Land Size: 436 sqm approx

441 Kline St CANADIAN 3350 (REI/VG)

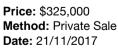






Agent Comments

Agent Comments



Rooms: -

Property Type: House (Res) Land Size: 700 sqm approx

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555





Generated: 20/03/2019 12:49