

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

418 Main Road, Golden Point Vic 3350

Indicative selling price

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

Range between \$250,000 & \$270,000

Median sale price

Median price \$355,500 House ☒ Unit ☐ Suburb or locality Golden Point

Period - From 01/04/2018 to 30/06/2018 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	504 Bond St GOLDEN POINT 3350	\$270,000	16/02/2018
2	105 York St GOLDEN POINT 3350	\$253,000	08/09/2018
3	408 Main Rd GOLDEN POINT 3350	\$250,002	11/11/2017

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.


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Rooms: 5
Property Type: Residential
Land Size: 766 sqm approx
 Agent Comments

Indicative Selling Price
 \$250,000 - \$270,000
Median House Price
 June quarter 2018: \$355,500

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties

**504 Bond St GOLDEN POINT 3350 (REI)**

Agent Comments

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Price: \$270,000
Method: Private Sale
Date: 16/02/2018
Rooms: 4
Property Type: House

**105 York St GOLDEN POINT 3350 (REI)**

Agent Comments

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Price: \$253,000
Method: Private Sale
Date: 08/09/2018
Rooms: -
Property Type: House (Res)

**408 Main Rd GOLDEN POINT 3350 (REI)**

Agent Comments

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Price: \$250,002
Method: Auction Sale
Date: 11/11/2017
Rooms: 4
Property Type: House (Res)
Land Size: 786 sqm approx