# 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

10/406 Bradshaw Street, Golden Point Vic 3350

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betwee	\$330,000		&		\$359,000			
Median sale p	rice							
Median price	\$300,000	Pro	operty Type	Unit			Suburb	Golden Point
Period - From	16/09/2018	to	15/09/2019	)	So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	8/406 Bradshaw St GOLDEN POINT 3350	\$355,000	05/06/2019
2	1/610 Wilson St CANADIAN 3350	\$347,000	23/01/2019
3	2/428 Main Rd GOLDEN POINT 3350	\$345,000	20/01/2019

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 18 months.

This Statement of Information was prepared on:

16/09/2019 09:44









**Property Type:** Townhouse (Single) Agent Comments Francesca Nicol 03 5331 3911 0412 276 899 fnicol@bigginscott.com.au

Indicative Selling Price \$330,000 - \$359,000 Median Unit Price 16/09/2018 - 15/09/2019: \$300,000

# **Comparable Properties**



ATTERNATE IN

8/406 Bradshaw St GOLDEN POINT 3350 (REI/VG)



Price: \$355,000 Method: Private Sale Date: 05/06/2019 Property Type: Unit Land Size: 300 sqm approx

1/610 Wilson St CANADIAN 3350 (REI/VG)

Agent Comments

Agent Comments



Price: \$347,000 Method: Private Sale Date: 23/01/2019 Rooms: 3 Property Type: Townhouse (Single)

2/428 Main Rd GOLDEN POINT 3350 (REI/VG) Agent Comments



Price: \$345,000 Method: Private Sale Date: 20/01/2019 Rooms: 3 Property Type: Townhouse (Single) Land Size: 300 sqm approx

Account - Biggin & Scott | P: 03 5331 3911



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.