

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$330,000 & \$359,000

### Median sale price

Median price \$300,000 Property Type Unit Suburb Golden Point

Period - From 16/09/2018 to 15/09/2019 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 18 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	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

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**Indicative Selling Price**

\$330,000 - \$359,000

**Median Unit Price**

16/09/2018 - 15/09/2019: \$300,000



2 1 1

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



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

Agent Comments

2 1 1

**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

2 1 1

**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

2 1 1

**Price:** \$345,000

**Method:** Private Sale

**Date:** 20/01/2019

**Rooms:** 3

**Property Type:** Townhouse (Single)

**Land Size:** 300 sqm approx