Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

32 Steinfeld Street, Golden Point Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ing					
Range betwee	en \$340,000		&		\$350,000						
Median sale price											
Median price	\$400,000	Pro	Property Type Hou		ise		Suburb	Golden Point			
Period - From	01/01/2020	to	31/12/2020		So	urce	REIV				

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.

Ade	dress of comparable property	Price	Date of sale
1	10 Little Clyde St SOLDIERS HILL 3350	\$340,000	27/10/2020
2	112 Gladstone St MOUNT PLEASANT 3350	\$335,000	13/10/2020
3	2/9 Newman St BALLARAT EAST 3350	\$330,000	29/10/2020

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.

This Statement of Information was prepared on:

21/01/2021 12:40









Property Type: House (Previously Occupied - Detached) Land Size: 357 sqm approx Agent Comments Indicative Selling Price \$340,000 - \$360,000 Median House Price Year ending December 2020: \$400,000

Comparable Properties

	10 Little Clyde St SOLDIERS HILL 3350 (REI/VG) 2 1 1 1 1 Price: \$340,000 Method: Private Sale Date: 27/10/2020 Property Type: House (Res) Land Size: 290 sqm approx	Agent Comments		
	112 Gladstone St MOUNT PLEASANT 3350 (REI/VG) Image: 1 Image: 1 Image: 1 Image: 1 Price: \$335,000 Image: 1 Method: Private Sale Image: 1 Date: 13/10/2020 Image: 1 Property Type: House (Res) Image: 1 Land Size: 302 sqm approx Image: 1	Agent Comments		
Herver	2/9 Newman St BALLARAT EAST 3350 (REI/VG) 3 1 2 Price: \$330,000 Method: Private Sale Date: 29/10/2020 Property Type: Townhouse (Single) Land Size: 303 sqm approx	Agent Comments		

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

propertydata



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.