

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

414 Bradshaw Street, Golden Point Vic 3350

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$402,500 Property Type House Suburb Golden Point

Period - From 01/07/2019 to 30/06/2020 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	623 Bond St GOLDEN POINT 3350	\$485,000	09/06/2020
2	7 Peake St GOLDEN POINT 3350	\$467,500	20/05/2020
3	6 James St GOLDEN POINT 3350	\$460,000	20/04/2020

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:

17/09/2020 17:03



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Rooms: 6
Property Type: Residential
Land Size: 800 sqm approx
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median House Price
Year ending June 2020: \$402,500

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



623 Bond St GOLDEN POINT 3350 (REI/VG)

Agent Comments

3 1 -

Price: \$485,000
Method: Private Sale
Date: 09/06/2020
Rooms: 4
Property Type: House (Res)
Land Size: 1128 sqm approx



7 Peake St GOLDEN POINT 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$467,500
Method: Private Sale
Date: 20/05/2020
Property Type: House
Land Size: 1170 sqm approx



6 James St GOLDEN POINT 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$460,000
Method: Private Sale
Date: 20/04/2020
Rooms: 7
Property Type: House
Land Size: 542 sqm approx