

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

3/519 Bond Street, Golden Point Vic 3350

Indicative selling price

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

Single price \$329,000

Median sale price

Median price \$300,000

Property Type Unit

Suburb Golden Point

Period - From 04/10/2018

to 03/10/2019

Source 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.

	Address of comparable property	Price	Date of sale
1	101a Bell St REDAN 3350	\$340,000	23/05/2019
2	3/220 Ascot St.S BALLARAT CENTRAL 3350	\$340,000	08/07/2019
3	5/406 Bradshaw St GOLDEN POINT 3350	\$310,000	21/08/2019

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:

04/10/2019 09:03

3/519 Bond Street, Golden Point Vic 3350



Troy Anwyl
04379862045

troy@ballaratpropertygroup.com.au



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$329,000

Median Unit Price

04/10/2018 - 03/10/2019: \$300,000

Comparable Properties



101a Bell St REDAN 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$340,000

Method: Private Sale

Date: 23/05/2019

Property Type: House

Land Size: 685 sqm approx



3/220 Ascot St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 1 1

Price: \$340,000

Method: Private Sale

Date: 08/07/2019

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 299 sqm approx



5/406 Bradshaw St GOLDEN POINT 3350 (REI) Agent Comments

2 2 1

Price: \$310,000

Method: Private Sale

Date: 21/08/2019

Property Type: Unit

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



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.