

## 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

637 Bond Street, Golden Point Vic 3350

#### Indicative selling price

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

Range between \$459,000 & \$469,000

#### Median sale price

Median price \$340,000 House X Unit Suburb Golden Point

Period - From 01/04/2017 to 30/06/2017 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	3 Bradshaw St GOLDEN POINT 3350	\$480,000	11/08/2017
2	18 James St GOLDEN POINT 3350	\$456,500	15/08/2017
3	9 Bagge St GOLDEN POINT 3350	\$455,000	01/08/2017

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.



 3    2    2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 504 sqm approx

Agent Comments

## Comparable Properties



**3 Bradshaw St GOLDEN POINT 3350 (REI)**

Agent Comments

 3    1    3

**Price:** \$480,000

**Method:** Private Sale

**Date:** 11/08/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 808 sqm approx



**18 James St GOLDEN POINT 3350 (REI)**

Agent Comments

 4    1    2

**Price:** \$456,500

**Method:** Private Sale

**Date:** 15/08/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 498 sqm approx



**9 Bagge St GOLDEN POINT 3350 (REI)**

Agent Comments

 4    2    3

**Price:** \$455,000

**Method:** Private Sale

**Date:** 01/08/2017

**Rooms:** -

**Property Type:** House (Res)