

03 5330 0500 0400 506 881

sean@ballaratpropertygroup.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan

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	ee					

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For the meaning of this price see consumer.vic.gov.au/underquoting			. ,	
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Range between	\$459,000	&	\$469,000

Median sale price

Median price	\$340,000	Hou	ise 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.

Add	dress 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.

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> **Indicative Selling Price** \$459,000 - \$469,000 **Median House Price** June quarter 2017: \$340,000





Property Type: House (Res) Land Size: 504 sqm approx

Agent Comments

Comparable Properties



3 Bradshaw St GOLDEN POINT 3350 (REI)



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)







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)







Price: \$455,000 Method: Private Sale Date: 01/08/2017

Rooms: -

Property Type: House (Res)

Agent Comments

Agent Comments

Agent Comments







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