



3   
 1   
 2

**Indicative Selling Price**  
\$315,000 - \$330,000

**Rooms:**

**Property Type:**

**Agent Comments**

This central period property is perfect for the first home buyer wanting to enter the market, investor and developer alike! Comprising of 3 beds 1 bath, open plan north facing kitchen dining and separate living zone. From the polish hard wood floors to the high ceilings this home is sure to please the discerning buyer. From the outside the home sits on a generous 770m2 approximately and has the potential for sub division (STCA) or the option to extended the existing residence and put your own stamp on it!

## Comparable Properties



**617 Barkly St GOLDEN POINT 3350 (REI)**

**Agent Comments**

3   
 2   
 2

**Price:** \$335,000

**Method:** Private Sale

**Date:** 20/03/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 650 sqm approx



**638 Barkly St GOLDEN POINT 3350 (REI)**

**Agent Comments**

3   
 1   
 -

**Price:** \$325,000

**Method:** Private Sale

**Date:** 20/06/2017

**Rooms:** -

**Property Type:** House



**723 Bond St MOUNT PLEASANT 3350 (REI)**

**Agent Comments**

3   
 -   
 -

**Price:** \$315,000

**Method:** Private Sale

**Date:** 24/02/2017

**Rooms:** -

**Property Type:** House (Res)

## 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

712 Barkly Street, Golden Point Vic 3350

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$315,000

&amp;

\$330,000

**Median sale price**

Median price

House

X

Suburb or locality

Golden Point

Period - From

to

Source

REIV

**Comparable property sales**

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
617 Barkly St GOLDEN POINT 3350	\$335,000	20/03/2017
638 Barkly St GOLDEN POINT 3350	\$325,000	20/06/2017
723 Bond St MOUNT PLEASANT 3350	\$315,000	24/02/2017