## hockingstuart





Rooms: **Property Type: Agent Comments**  **Indicative Selling Price** \$315,000 - \$330,000

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)

Price: \$335,000 Method: Private Sale Date: 20/03/2017

Rooms: 4

Property Type: House Land Size: 650 sqm approx **Agent Comments** 



638 Barkly St GOLDEN POINT 3350 (REI)





Price: \$325,000 Method: Private Sale Date: 20/06/2017

Rooms: -

Property Type: House

Agent Comments



723 Bond St MOUNT PLEASANT 3350 (REI)



Price: \$315,000 Method: Private Sale Date: 24/02/2017

Rooms: -

Property Type: House (Res)

**Agent Comments** 

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#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	712 Barkly Street, Golden Point Vic 3350
Including suburb or	•
locality andpostcode	

#### Indicative selling price

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

Range between	\$315,000	&	\$330,000

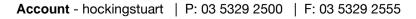
#### Median sale price

Median price	Hous	e X	Suburb or lo	cality	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







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