

## 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

504 Bond 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 \$260,000

&

\$270,000

#### Median sale price

Median price \$310,000

House

X

Unit

Suburb or locality Golden Point

Period - From 01/01/2017

to 31/12/2017

Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	407 Barkly St GOLDEN POINT 3350	\$298,000	22/09/2017
2	14 Peake St GOLDEN POINT 3350	\$280,000	04/07/2017
3	104 Grant St GOLDEN POINT 3350	\$275,000	15/07/2017

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

504 Bond Street, Golden Point Vic 3350

**BLUE RIBBON BALLARAT**

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Carmel Cricelli

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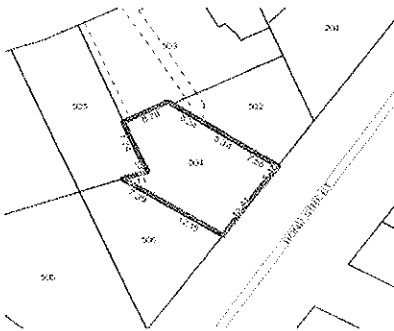
carmel@blueribbonballarat.com.au

**Indicative Selling Price**

\$260,000 - \$270,000

**Median House Price**

Year ending December 2017: \$310,000



3 1 1

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Agent Comments**

## Comparable Properties



**407 Barkly St GOLDEN POINT 3350 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$298,000

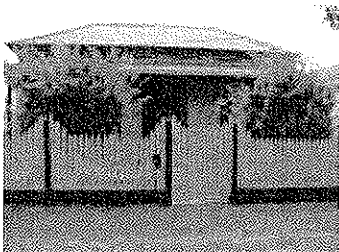
**Method:** Private Sale

**Date:** 22/09/2017

**Rooms:** 3

**Property Type:** House

**Land Size:** 260 sqm approx



**14 Peake St GOLDEN POINT 3350 (REI/VG)**

**Agent Comments**

3 - -

**Price:** \$280,000

**Method:** Private Sale

**Date:** 04/07/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 503 sqm approx

**104 Grant St GOLDEN POINT 3350 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$275,000

**Method:** Private Sale

**Date:** 15/07/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 482 sqm approx

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REI 1/2/18 propertydata.com.au

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.