

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

8/406 Bradshaw Street, Golden Point, VIC 3350

Indicative selling price

\$ 319,000 - \$349,000

Range between

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

Median sale price

Median price
\$ 363,750

House

*Delete house or unit as applicable

Suburb
GOLDEN POINT

Period
24/11/2017 - 24/05/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



3/4 DUNN STREET
GOLDEN POINT

3 1 1

Normal Sale \$342,200
Date Sold 03/12/2018
Land 266 sqm



3/808 BARKLY STREET
MOUNT PLEASANT

3 2 2

Normal Sale \$340,000
Date Sold 26/04/2018
Land 393 sqm



11/406 BRADSHAW STREET
GOLDEN POINT

3 1 1

Normal Sale \$312,000
Date Sold 08/11/2018
Land 190 sqm