# **buxton**

### 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

\*Delete house or unit as applicable

Suburb
GOLDEN POINT

Period

24/11/2017 - 24/05/2019

Source Price Finder

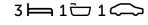
#### Comparable property sales

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

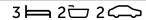
Normal Sale \$342,200 Date Sold 03/12/2018 Land 266 sgm





### 3/808 BARKLY STREET MOUNT PLEASANT

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





## 11/406 BRADSHAW STREET GOLDEN POINT

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