

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

Lot 2/22 Dunn Street, Golden Point, VIC 3350

### Indicative selling price

\$ 210,000 - \$230,000

Range between

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

### Median sale price

Median price  
\$ 371,000

House

\*Delete house or unit as applicable

Suburb  
GOLDEN POINT

Period  
25/01/2018 - 25/07/2019

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



26 QUEEN STREET  
BALLARAT EAST

3 1 2

Normal Sale \$222,000  
Date Sold 17/12/2018  
Land 410 sqm



4 LITTLE DODDS STREET  
GOLDEN POINT

3 1 1

Normal Sale \$242,255  
Date Sold 27/03/2018  
Land 635 sqm



821 BOND STREET  
MOUNT PLEASANT

3 1 2

Normal Sale \$220,000  
Date Sold 04/04/2018  
Land 318 sqm