

WE DELIVER RESULTS

STATEMENT OF INFORMATION

528 HUMFFRAY STREET S, GOLDEN POINT, VIC 3350

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



528 HUMFFRAY STREET S, GOLDEN

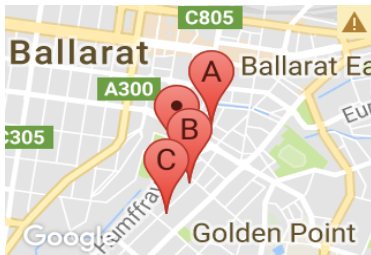
 3  2  1

Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



GOLDEN POINT, VIC, 3350

Suburb Median Sale Price (House)

\$302,500

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



18 JAMES ST, GOLDEN POINT, VIC 3350

 3  1  1

Sale Price

\$456,500

Sale Date: 15/08/2017

Distance from Property: 333m



604 BOND ST, GOLDEN POINT, VIC 3350

 2  1  1

Sale Price

\$412,000

Sale Date: 22/11/2017

Distance from Property: 191m



637 BOND ST, GOLDEN POINT, VIC 3350

 3  2  1

Sale Price

\$466,000

Sale Date: 02/10/2017

Distance from Property: 391m



This report has been compiled on 02/03/2018 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

528 HUMFFRAY STREET S, GOLDEN POINT, VIC 3350

Indicative selling price

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

Price Range:

Median sale price

Median price

\$302,500

House

X

Unit


Suburb

GOLDEN POINT

Period

01 January 2017 to 31 December 2017

Source



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
18 JAMES ST, GOLDEN POINT, VIC 3350	\$456,500	15/08/2017
604 BOND ST, GOLDEN POINT, VIC 3350	\$412,000	22/11/2017
637 BOND ST, GOLDEN POINT, VIC 3350	\$466,000	02/10/2017