

Statement of Information

Single residential property located in the Melbourne metropolitan area**Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address
Including suburb and
postcode

23 Magpie Street, Golden Point Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000

&

\$560,000

Median sale price

Median price \$372,000

House

X

Unit

Suburb

Golden Point

Period - From 01/04/2018

to

31/03/2019

Source REIV

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

A* ~~These are the three properties sold within two kilometres of the property for sale in the last six 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		
2		
3		

OR

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



 4  2  2

Rooms:

Property Type: Land

Agent Comments

What a great opportunity to purchase a thoughtfully designed near new 4 bedroom plus study (or 5th bedroom) family home in an enviable location. Ticking all the boxes including excellent street appeal, good sized low maintenance allotment, walking distance to the city centre, 2km to Ballarat Train Station, and easy access to Melbourne and Fed University in an elevated location above historic Sovereign Hill.

Comparable Properties

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