hockingstuart

Statement of Information

Steve McCulloch 03 53 292 525 0409 353 783 smcculloch@hockingstuart.com.au

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 price

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

Range between \$520,000	&	\$560,000
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Median sale price

Median price	\$372,000	Hou	ise 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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms: Property Type: Land Agent Comments Steve McCulloch 03 53 292 525 0409 353 783 smcculloch@hockingstuart.com.au

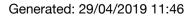
> Indicative Selling Price \$520,000 - \$560,000 Median House Price Year ending March 2019: \$372,000

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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