

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

507 Bond Street, Golden Point Vic 3350

Indicative selling price

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

Range between \$300,000

&

\$330,000

Median sale price

Median price \$310,000

House

X

Unit

Suburb or locality

Golden Point

Period - From 01/04/2017

to

31/03/2018

Source REIV

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

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	14-16 Princes St.N BALLARAT EAST 3350	\$329,000	21/05/2018
2	115 Leith St REDAN 3350	\$315,000	08/04/2018
3	728 Tress St MOUNT PLEASANT 3350	\$312,000	12/04/2018

OR

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



Rooms:

Property Type:

Agent Comments

Comparable Properties



14-16 Princes St.N BALLARAT EAST 3350 (REI)

Agent Comments

4 2 1

Price: \$329,000

Method: Private Sale

Date: 21/05/2018

Rooms: -

Property Type: House (Res)



115 Leith St REDAN 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$315,000

Method: Private Sale

Date: 08/04/2018

Rooms: 7

Property Type: House

Land Size: 778 sqm approx



728 Tress St MOUNT PLEASANT 3350 (REI)

Agent Comments

3 1 3

Price: \$312,000

Method: Private Sale

Date: 12/04/2018

Rooms: 4

Property Type: House

Land Size: 614 sqm approx