

### 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 andpostcode

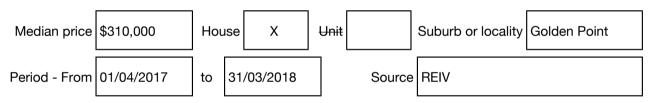
507 Bond Street, Golden Point Vic 3350

#### Indicative selling price

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

Range between	\$300,000	&	\$330,000
riange settreen	4000,000	ũ	4000,000

#### Median sale price



#### 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.

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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.



507 Bond Street, Golden Point Vic 3350







Rooms: Property Type: Agent Comments Chris Gladman 03 5330 0500 0424 179 188 chris@ballaratpropertygroup.com.au

> Indicative Selling Price \$300,000 - \$330,000 Median House Price Year ending March 2018: \$310,000

## **Comparable Properties**

14-16 Princes St.N BALLARAT EAST 3350 (REI) 4 2 0 1 Price: \$329,000 Method: Private Sale Date: 21/05/2018 Rooms: - Property Type: House (Res)	Agent Comments
115 Leith St REDAN 3350 (REI/VG)   Image: 1 Image: 2   Price: \$315,000   Method: Private Sale   Date: 08/04/2018   Rooms: 7   Property Type: House   Land Size: 778 sqm approx	Agent Comments
728 Tress St MOUNT PLEASANT 3350 (REI)   Image: 1 Image: 1   Image: 1 Image: 1 <td< td=""><td>Agent Comments</td></td<>	Agent Comments

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