

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

617 Tress Street, Golden Point Vic 3350

Indicative selling price

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

Single price

\$269,000

Median sale price

Median price

\$280,000

House

X

Unit

Suburb

Golden Point

Period - From

01/07/2017

to

30/09/2017

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	404 York St BALLARAT EAST 3350	\$322,500	02/11/2017
2	11 Montrose St BALLARAT EAST 3350	\$295,000	18/09/2017
3	1/114 Joseph St BALLARAT EAST 3350	\$246,200	25/10/2017

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.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 577 sqm approx

Agent Comments

Comparable Properties



404 York St BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$322,500

Method: Private Sale

Date: 02/11/2017

Rooms: 3

Property Type: House

Land Size: 964 sqm approx



11 Montrose St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$295,000

Method: Private Sale

Date: 18/09/2017

Rooms: 3

Property Type: House

Land Size: 604 sqm approx



1/114 Joseph St BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$246,200

Method: Private Sale

Date: 25/10/2017

Rooms: 3

Property Type: House