

Statement of Information

0400 533 667 lisae@ballaratpropertygroup.com.au

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Property offered for Sale										
Including subu		603 Bond Street, Golden Point Vic 3350								
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between	\$350,000		&	\$385,000						
Median sale price										
Median price	\$295,000	Hou	se X	Unit		Suburb	Golden Point			
Period - From	01/01/2018	to	31/03/2018	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.

Add	dress of comparable property	Price	Date of sale
1	425 Armstrong St.S BALLARAT CENTRAL 3350	\$417,500	22/05/2018
2	722 Tress St MOUNT PLEASANT 3350	\$372,119	30/04/2018
3	12 Eddy St GOLDEN POINT 3350	\$371,000	29/05/2018

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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> **Indicative Selling Price** \$350,000 - \$385,000 **Median House Price** March quarter 2018: \$295,000



Rooms:

Property Type: House Land Size: 520 sqm approx

Agent Comments

Comparable Properties



425 Armstrong St.S BALLARAT CENTRAL

3350 (REI)

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Price: \$417,500

Method: Sold Before Auction

Date: 22/05/2018

Rooms: -

Property Type: House (Res) Land Size: 610 sqm approx

Agent Comments



722 Tress St MOUNT PLEASANT 3350 (VG)





Price: \$372.119 Method: Sale Date: 30/04/2018 Rooms: -

Property Type: House (Res) Land Size: 527 sqm approx

Agent Comments

Agent Comments



12 Eddy St GOLDEN POINT 3350 (REI)





Price: \$371,000 Method: Private Sale Date: 29/05/2018

Rooms: 4

Property Type: House Land Size: 493 sqm approx

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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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