

## 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

603 Bond Street, Golden Point Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$350,000

&

\$385,000

### Median sale price

Median price

\$295,000

House

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.

	Address 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.



 3  1  4

**Rooms:**

**Property Type:** House

**Land Size:** 520 sqm approx

Agent Comments

## Comparable Properties



**425 Armstrong St.S BALLARAT CENTRAL  
3350 (REI)**

Agent Comments

 3  1  1

**Price:** \$417,500

**Method:** Sold Before Auction

**Date:** 22/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 610 sqm approx



**722 Tress St MOUNT PLEASANT 3350 (VG)**

Agent Comments

 2  -  -

**Price:** \$372,119

**Method:** Sale

**Date:** 30/04/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 527 sqm approx



**12 Eddy St GOLDEN POINT 3350 (REI)**

Agent Comments

 2  1  2

**Price:** \$371,000

**Method:** Private Sale

**Date:** 29/05/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 493 sqm approx