



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

3/501 Bradshaw Street,  
GOLDEN POINT 3350

### Indicative selling price

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

**Range \$365,000 - \$380,000**

### Median sale price

Median **House** for **GOLDEN POINT** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

**\$290,000**

### Comparable property sales

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 the most comparable to the property for sale.

**202 Cobden Street,**  
Mount Pleasant 3350

**Price \$353,000** Sold 09  
September 2018

**6 Conrad Court,**  
Golden Point 3350

**Price \$345,000** Sold 18 May  
2018

**2 Conrad Court,**  
Golden Point 3350

**Price \$355,000** Sold 06 April  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

#### Contact agents



**Ray Brown**  
PRDnationwide

(03) 5331 1111  
0409 988 809  
[rayb@prdballarat.com.au](mailto:rayb@prdballarat.com.au)

