



4 2 2

Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$490,000

Median House Price
 Year ending June 2017: \$300,000

Set elevated in a quiet street of Golden Point with panoramic city views is this meticulously maintained clinker brick family home. Spacious and light filled open plan kitchen/meals/living area with electric cooking plus dishwasher, polished timber floor boards and separate formal lounge area. Downstairs also boasts 3 large bedrooms all with huge BIR's, main bathroom with separate toilet plus laundry and access out to the large and undercover entertaining area looking out to the enclosed rear yard.

Comparable Properties



708 Laurie St MOUNT PLEASANT 3350 (REI) Agent Comments

4 2 2

Price: \$519,000
Method: Private Sale
Date: 06/03/2017
Rooms: -
Property Type: House (Res)



16a Junction St NEWINGTON 3350 (REI/VG) Agent Comments

3 1 1

Price: \$490,000
Method: Private Sale
Date: 08/03/2017
Rooms: 4
Property Type: House (Res)
Land Size: 484 sqm approx



20 Oliver St BALLARAT CENTRAL 3350 (REI) Agent Comments

4 2 2

Price: \$480,000
Method: Private Sale
Date: 26/01/2017
Rooms: -
Property Type: House
Land Size: 1019 sqm approx

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 and postcode

411 Gladstone Street, Golden Point Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$490,000

Median sale price

Median price

\$300,000

House

X

Suburb or locality

Golden Point

Period - From

01/07/2016

to

30/06/2017

Source

REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
708 Laurie St MOUNT PLEASANT 3350	\$519,000	06/03/2017
16a Junction St NEWINGTON 3350	\$490,000	08/03/2017
20 Oliver St BALLARAT CENTRAL 3350	\$480,000	26/01/2017