

Statement of Information

chris@ballaratpropertygroup.com.au

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Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	le
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Address	2/519 Bond Street, Golden Point Vic 3350
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price	\$279,000

Median sale price

Median price	\$318,500	Hou	ise X	Unit		Suburb or locality	Golden Point
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1/8 Peake St GOLDEN POINT 3350	\$285,000	25/08/2017
2	3/6 Gladstone St MOUNT PLEASANT 3350	\$267,500	23/10/2017
3	1/826 Bond St MOUNT PLEASANT 3350	\$263,000	22/11/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501







Chris Gladman 03 5330 0500 0424 179 188 chris@ballaratpropertygroup.com.au

> Indicative Selling Price \$279,000 Median House Price

Year ending September 2017: \$318,500



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Rooms:

Property Type: Unit Land Size: 217 sqm approx

Agent Comments

Comparable Properties



1/8 Peake St GOLDEN POINT 3350 (REI/VG)

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Price: \$285,000 **Method:** Private Sale **Date:** 25/08/2017

Rooms: -

Property Type: Townhouse (Single) **Land Size:** 436 sqm approx

3/6 Gladstone St MOUNT PLEASANT 3350

(REI)

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Price: \$267,500 Method: Private Sale Date: 23/10/2017 Rooms: -

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Property Type: Unit

Land Size: 300 sqm approx





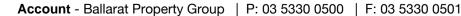




Price: \$263,000 **Method:** Private Sale **Date:** 22/11/2017

Rooms: -

Property Type: House







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Agent Comments

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