

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

2/519 Bond Street, Golden Point Vic 3350

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

House

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)

A* 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	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.

2/519 Bond Street, Golden Point Vic 3350

Chris Gladman
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Indicative Selling Price

\$279,000

Median House Price

Year ending September 2017: \$318,500



 2  1  1

Rooms:

Property Type: Unit

Land Size: 217 sqm approx

Agent Comments

Comparable Properties



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

Agent Comments

 3  1  -

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)

Agent Comments

 2  2  1

Price: \$267,500

Method: Private Sale

Date: 23/10/2017

Rooms: -

Property Type: Unit

Land Size: 300 sqm approx



1/826 Bond St MOUNT PLEASANT 3350 (REI)

Agent Comments

 3  1  1

Price: \$263,000

Method: Private Sale

Date: 22/11/2017

Rooms: -

Property Type: House