

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

3c Haymes Crescent, Golden Point Vic 3350

Indicative selling price

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

Range between

\$360,000

&

\$370,000

Median sale price

Median price

\$370,000

Property Type

Unit

Suburb

Golden Point

Period - From

21/10/2020

to

20/10/2021

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 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
1	1/1 Conrad Ct GOLDEN POINT 3350	\$400,000	26/10/2020
2	6/633 Bond St GOLDEN POINT 3350	\$385,000	04/06/2021
3	3/4 Dunn St GOLDEN POINT 3350	\$385,000	10/12/2020

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 18 months.

This Statement of Information was prepared on:

21/10/2021 15:04

3c Haymes Crescent, Golden Point Vic 3350



Trevor Petrie

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Indicative Selling Price

\$360,000 - \$370,000

Median Unit Price

21/10/2020 - 20/10/2021: \$370,000



2 2 1

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 92 sqm approx

Agent Comments

Comparable Properties



1/1 Conrad Ct GOLDEN POINT 3350 (REI/VG)

Agent Comments

3 2 -

Price: \$400,000

Method: Private Sale

Date: 26/10/2020

Rooms: 6

Property Type: Townhouse (Single)

Land Size: 418 sqm approx



6/633 Bond St GOLDEN POINT 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$385,000

Method: Private Sale

Date: 04/06/2021

Property Type: Unit



3/4 Dunn St GOLDEN POINT 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$385,000

Method: Private Sale

Date: 10/12/2020

Property Type: Unit

Land Size: 270 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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