

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3a Haymes Crescent, Golden Point Vic 3350

Indicative selling price

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

Range between \$289,000 & \$299,000

Median sale price

Median price \$305,000 Property Type Unit Suburb Golden Point

Period - From 28/02/2019 to 28/02/2020 Source REIV

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

A* 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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/4 Dunn St GOLDEN POINT 3350	\$345,000	22/10/2019
2	220a Talbot St.S BALLARAT CENTRAL 3350	\$310,000	22/10/2019
3	2/18 Webster St BALLARAT CENTRAL 3350	\$281,000	30/01/2020

OR

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

This Statement of Information was prepared on:

29/02/2020 18:40



Property Type:

Flat/Unit/Apartment (Res)

Land Size: 66 sqm approx

Agent Comments

Comparable Properties



2/4 Dunn St GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 22/10/2019

Property Type: Unit



220a Talbot St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$310,000

Method: Sale by Tender

Date: 22/10/2019

Property Type: Townhouse (Single)



2/18 Webster St BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$281,000

Method: Sale by Tender

Date: 30/01/2020

Rooms: 3

Property Type: Apartment