

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

1/430 Main Road, Golden Point 3350

Indicative selling price

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

Single price \$* or range between \$280,000 & \$300,000

Median sale price

Median price \$295,000 *House *Unit X Suburb or locality Golden Point

Period - From 01/03/2017 to 31/03/2017 Source RP Data

Comparable property sales

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
108 Barkly Street, Bakery Hill 3350	\$275,000	03/06/2017
313 Clayton Street, Canadian 3350	\$265,000	27/02/2017
406 Humffray Street, Golden Point 3350	\$257,000	31/03/2017