

# WE DELIVER RESULTS

## STATEMENT OF INFORMATION

402 HUMFFRAY STREET S, GOLDEN POINT, VIC 3350

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**402 HUMFFRAY STREET S, GOLDEN**

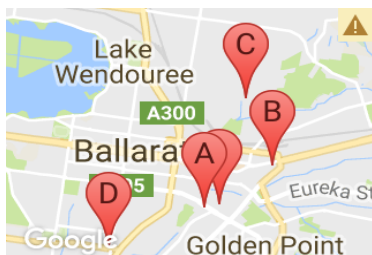
 2  1  2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$275,000 to \$275,000**

## MEDIAN SALE PRICE



**GOLDEN POINT, VIC, 3350**

**Suburb Median Sale Price (House)**

**\$298,000**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**104 GRANT ST, GOLDEN POINT, VIC 3350**

 3  -  -

**Sale Price**

**\$275,000**

Sale Date: 19/07/2017

Distance from Property: 203m



**56 VICTORIA ST, BALLARAT EAST, VIC 3350**

 1  1  -

**Sale Price**

**\$281,525**

Sale Date: 22/05/2017

Distance from Property: 888m



**9 CLISSOLD ST, BLACK HILL, VIC 3350**

 2  1  2

**Sale Price**

**\$270,000**

Sale Date: 14/08/2017

Distance from Property: 1.6km



This report has been compiled on 02/02/2018 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**530 DRUMMOND ST, REDAN, VIC 3350** **2**  **1**  **2****Sale Price****\$280,000**

Sale Date: 07/10/2017

Distance from Property: 1.6km



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 and  
postcode

402 HUMFFRAY STREET S, GOLDEN POINT, VIC 3350

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$275,000 to \$275,000

Median sale price

Median price

\$298,000

House

X

Unit


Suburb

GOLDEN POINT

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
104 GRANT ST, GOLDEN POINT, VIC 3350	\$275,000	19/07/2017
56 VICTORIA ST, BALLARAT EAST, VIC 3350	\$281,525	22/05/2017
9 CLISSOLD ST, BLACK HILL, VIC 3350	\$270,000	14/08/2017
530 DRUMMOND ST, REDAN, VIC 3350	\$280,000	07/10/2017