

# 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

2/4 Dunn Street, 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)

Single price

\$345,000

### Median sale price

Median price

\$302,500

Property Type

Unit

Suburb

Golden Point

Period - From

12/09/2018

to

11/09/2019

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	123 Canadian Lakes Blvd CANADIAN 3350	\$370,000	03/08/2018
2	6 East St.N BALLARAT EAST 3350	\$353,000	22/03/2018
3	3/4 Dunn St GOLDEN POINT 3350	\$342,200	03/12/2018

**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:

16/09/2019



2 2 1

**Property Type:** Townhouse (Res)

Agent Comments

Located within walking distance to Ballarat's biggest tourism attraction, Sovereign Hill, this magnificent 2 bedroom unit is a short drive into the heart of the Ballarat CBD, offering an "inner city" lifestyle with easy access to some of Ballarat's best cafes and restaurants.

## Comparable Properties



**123 Canadian Lakes Blvd CANADIAN 3350 (REI/VG)**

Agent Comments

2 2 2

**Price:** \$370,000

**Method:** Private Sale

**Date:** 03/08/2018

**Property Type:** House

**Land Size:** 480 sqm approx



**6 East St.N BALLARAT EAST 3350 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$353,000

**Method:** Private Sale

**Date:** 22/03/2018

**Rooms:** 3

**Property Type:** House

**Land Size:** 140 sqm approx



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

Agent Comments

2 1 1

**Price:** \$342,200

**Method:** Private Sale

**Date:** 03/12/2018

**Property Type:** Unit