Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 2/4 Dunn Street, Golden Point Vic 3350

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$345,000

Median sale price

Median price	\$302,500	Pro	operty Type Unit	t	Suburb	Golden Point
Period - From	12/09/2018	to	11/09/2019	Sou	Irce 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.

Add	dress 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



hockingstuart





Property Type: Townhouse (Res) Agent Comments Dylan Thomson 5329 2500 0438 490 773 dthomson@hockingstuart.com.au

Indicative Selling Price \$345,000 Median Unit Price 12/09/2018 - 11/09/2019: \$302,500

Located within walking distance to Ballarats 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) 2 2 2 2 2 Price: \$370,000 Method: Private Sale Date: 03/08/2018 Property Type: House Land Size: 480 sqm approx	Agent Comments
6 East St.N BALLARAT EAST 3350 (REI/VG) 2 1 1 1 1 Price: \$353,000 Method: Private Sale Date: 22/03/2018 Rooms: 3 Property Type: House Land Size: 140 sqm approx	Agent Comments
3/4 Dunn St GOLDEN POINT 3350 (REI/VG) Image: 1 Image: 1 Price: \$342,200 Method: Private Sale Date: 03/12/2018 Property Type: Unit	Agent Comments

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.