

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode 623 Bond Street, Golden Point 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$500,000 & \$530,000

### Median sale price

Median price \$372,000 Property type House Suburb Golden Point

Period - From 01/03/2019 to 29/02/2020 Source Corelogic

### 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
627 Humffray Street South, Golden Point 3350	\$520,000	23/09/2019
724 Barkly Street, Mount Pleasant 3350	\$557,500	14/06/2019
515 Grant Street, Golden Point 3350	\$560,000	23/08/2019

**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: 22/04/2020