

# STATEMENT OF INFORMATION

630 BARKLY STREET, GOLDEN POINT, VIC 3350

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

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**630 BARKLY STREET, GOLDEN POINT,**

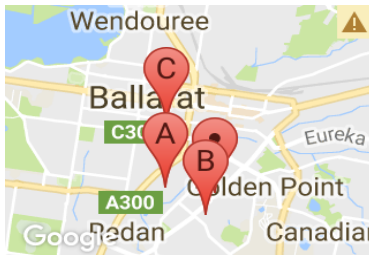
 2  1  2

### Indicative Selling Price

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

Price Range: **\$330,000 to \$360,000**

## MEDIAN SALE PRICE



**GOLDEN POINT, VIC, 3350**

Suburb Median Sale Price (House)

**\$330,000**

01 April 2017 to 31 March 2018

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.



**8 FAWKNER ST, BALLARAT CENTRAL, VIC**

 3  1  1

### Sale Price

**\*\$341,500**

Sale Date: 08/03/2018

Distance from Property: 658m



**720 LAURIE ST, MOUNT PLEASANT, VIC**

 3  1  2

### Sale Price

**\$330,000**

Sale Date: 19/11/2017

Distance from Property: 346m



**102 LYONS ST, BALLARAT CENTRAL, VIC**

 3  1  1

### Sale Price

**\$352,000**

Sale Date: 12/10/2017

Distance from Property: 1.2km



This report has been compiled on 10/04/2018 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

630 BARKLY 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)

Price Range:

\$330,000 to \$360,000

Median sale price

Median price

\$330,000

House

X

Unit


Suburb

GOLDEN POINT

Period

01 April 2017 to 31 March 2018

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
8 FAWKNER ST, BALLARAT CENTRAL, VIC 3350	*\$341,500	08/03/2018
720 LAURIE ST, MOUNT PLEASANT, VIC 3350	\$330,000	19/11/2017
102 LYONS ST, BALLARAT CENTRAL, VIC 3350	\$352,000	12/10/2017