

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode

504 Bond 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)

Range between

\$299,000

&

\$325,000

### Median sale price

Median price

\$310,000

House

X

Unit

Suburb

Golden Point

Period - From

01/04/2017

to

31/03/2018

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	507 Lyons St.S BALLARAT CENTRAL 3350	\$335,000	22/05/2018
2	728 Tress St MOUNT PLEASANT 3350	\$312,000	12/04/2018
3	609 Tress St GOLDEN POINT 3350	\$306,000	29/03/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



 3  1  1

**Rooms:**

**Property Type:** House

**Land Size:** 352 sqm approx

Agent Comments

## Comparable Properties



**507 Lyons St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments

 3  1  1

**Price:** \$335,000

**Method:** Private Sale

**Date:** 22/05/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 463 sqm approx



**728 Tress St MOUNT PLEASANT 3350 (REI/VG)**

Agent Comments

 3  1  3

**Price:** \$312,000

**Method:** Private Sale

**Date:** 12/04/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 614 sqm approx



**609 Tress St GOLDEN POINT 3350 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$306,000

**Method:** Private Sale

**Date:** 29/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 475 sqm approx