

chris@ballaratpropertygroup.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Property offered for sale								
Including subu		504 Bond Street, Golden Point Vic 3350						
Indicative selli	ng price							
For the meaning of this price see 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	IV				

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.

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Indicative Selling Price \$299,000 - \$325,000 Median House Price Year ending March 2018: \$310,000



1 3 **1 4**

Rooms:

Property Type: House **Land Size:** 352 sqm approx

Agent Comments

Comparable Properties



507 Lyons St.S BALLARAT CENTRAL 3350

(REI)

-3

— 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)

=3



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Price: \$312,000 Method: Private Sale Date: 12/04/2018 Rooms: 4

Property Type: House Land Size: 614 sqm approx Agent Comments

Agent Comments



609 Tress St GOLDEN POINT 3350 (REI/VG)

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Price: \$306,000
Method: Private Sale

Rooms: -

Date: 29/03/2018

Property Type: House (Res) **Land Size:** 475 sqm approx

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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.

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Agent Comments