

Tim Valpied 5329 2500 0418 504 169 tvalpied@hockingstuart.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s	roperty offered for sale						
Address	4/723 Tress Street, Golden Point Vic 3350						
Including suburb or							
locality andpostcode							
Indicative selling price							

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For the meaning of this price see	consumer.vic.gov.au/	underquoting
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Range between	\$210,000	&	\$220,000
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Median sale price

Median price	\$295,000	Hou	se X	Unit		Suburb or locality	Golden Point
Period - From	01/07/2017	to	30/06/2018		Source	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 eighteen 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	4/8 Gale St CANADIAN 3350	\$217,500	22/09/2017
2	19/316 Lal Lal St CANADIAN 3350	\$212,000	12/02/2018
3	2/723 Tress St MOUNT PLEASANT 3350	\$190,000	17/05/2017

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 eighteen months.

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Indicative Selling Price \$210,000 - \$220,000 **Median House Price** Year ending June 2018: \$295,000





Quietly positioned at the rear of this townhouse complex, close to Sovereign Hill and the CBD and en route to Fed Uni and representing an ideal opportunity for either an owner occupier or investor! Neat and tidy it comprises spacious lounge, two large bedrooms, modern bathroom, open plan kitchen/dining, lock-up garage and a good sized rear garden. Currently tenanted for \$220 per week to great tenants.

Comparable Properties



4/8 Gale St CANADIAN 3350 (REI)

-2

Price: \$217,500 Method: Private Sale Date: 22/09/2017

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments



19/316 Lal Lal St CANADIAN 3350 (REI/VG)





Price: \$212.000 Method: Private Sale Date: 12/02/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



2/723 Tress St MOUNT PLEASANT 3350

(REI/VG)



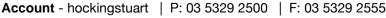


Price: \$190,000 Method: Private Sale Date: 17/05/2017

Rooms: 3

Property Type: Townhouse (Res)

Agent Comments



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