

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

4/723 Tress Street, Golden Point Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$210,000

&

\$220,000

Median sale price

Median price \$295,000

House

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.

	Address 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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Rooms: 3**Property Type:**

Agent Comments

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)**

Agent Comments

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Price: \$217,500**Method:** Private Sale**Date:** 22/09/2017**Rooms:** 4**Property Type:** Townhouse (Res)**19/316 Lal Lal St CANADIAN 3350 (REI/VG)**

Agent Comments

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Price: \$212,000**Method:** Private Sale**Date:** 12/02/2018**Rooms:** -**Property Type:** Townhouse (Res)**2/723 Tress St MOUNT PLEASANT 3350 (REI/VG)**

Agent Comments

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Price: \$190,000**Method:** Private Sale**Date:** 17/05/2017**Rooms:** 3**Property Type:** Townhouse (Res)