

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

4/628 Bond Street, Golden Point, VIC 3350

Indicative selling price

\$ 399,000 - \$425,000

Range between

For the meaning of this price, see consumer.vic.gov.au/underquoting

Median sale price

Median price
\$ 370,500

House

*Delete house or unit as applicable

Suburb
GOLDEN POINT

Period
09/11/2017 - 09/05/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



2/723 BOND STREET
MOUNT PLEASANT

3 2 2

Normal Sale \$385,000
Date Sold 19/12/2017
Land 533 sqm



2/216 GRANT STREET
GOLDEN POINT

4 2 1

Normal Sale \$440,000
Date Sold 18/06/2018
Land 278 sqm



3/501 BRADSHAW STREET
GOLDEN POINT

3 2 2

Normal Sale \$380,000
Date Sold 30/10/2018
Land 318 sqm