

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

7 Bradshaw Street, Golden Point Vic 3350

Indicative selling price

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

Range between

\$450,000

&

\$490,000

Median sale price

Median price

\$393,000

Property Type

House

Suburb

Golden Point

Period - From

09/10/2018

to

08/10/2019

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 18 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	812 Bond St MOUNT PLEASANT 3350	\$470,000	03/05/2019
2	728 Bond St MOUNT PLEASANT 3350	\$450,000	27/03/2019
3	813 TALBOT St.S REDAN 3350	\$447,000	12/08/2019

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 18 months.~~

This Statement of Information was prepared on:

09/10/2019 15:02

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Indicative Selling Price

\$450,000 - \$490,000

Median House Price

09/10/2018 - 08/10/2019: \$393,000



1 1 3

Property Type: House (Res)

Land Size: 801 sqm approx

Agent Comments

Comparable Properties



812 Bond St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$470,000

Method: Private Sale

Date: 03/05/2019

Property Type: House (Res)

Land Size: 759 sqm approx



728 Bond St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$450,000

Method: Private Sale

Date: 27/03/2019

Property Type: House

Land Size: 523 sqm approx



813 TALBOT St.S REDAN 3350 (REI)

Agent Comments

3 1 6

Price: \$447,000

Method: Private Sale

Date: 12/08/2019

Rooms: 4

Property Type: House

Land Size: 611 sqm approx