

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

10 Wainwright Street, Golden Point Vic 3350

Indicative selling price

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

Range between \$375,000

&

\$395,000

Median sale price

Median price \$310,000

House

X

Unit

Suburb or locality

Golden Point

Period - From 01/01/2017

to

31/12/2017

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	134 Eureka St BALLARAT EAST 3350	\$372,500	12/01/2018
2	19 Haymes Cr GOLDEN POINT 3350	\$370,000	30/01/2018
3	11 Holmes St BALLARAT CENTRAL 3350	\$352,500	02/02/2018

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.



3 2 2

Rooms: 5

Property Type: House

Land Size: 457 sqm approx

Agent Comments

Indicative Selling Price

\$375,000 - \$395,000

Median House Price

Year ending December 2017: \$310,000

Located only minutes to Ballarat's CBD this unique home will be sure to impress every type of buyer. This 2 Storey home with exposed timber beams and cathedral ceilings are just some of the amazing features of this home. On the ground floor you will find a large open plan kitchen dining living area, 2 bedrooms with built in robes, the main bathroom with separate bath and a second lounge area. Head upstairs to find your own private master suite that includes an ensuite and your own private balcony with spectacular views. Step outside into your own private decked area.

Comparable Properties



134 Eureka St BALLARAT EAST 3350 (REI)

Agent Comments

3 1 3

Price: \$372,500

Method: Private Sale

Date: 12/01/2018

Rooms: -

Property Type: House (Res)



19 Haymes Cr GOLDEN POINT 3350 (REI)

Agent Comments

3 1 2

Price: \$370,000

Method: Sold Before Auction

Date: 30/01/2018

Rooms: -

Property Type: House

Land Size: 285 sqm approx



11 Holmes St BALLARAT CENTRAL 3350 (REI) Agent Comments

3 2 2

Price: \$352,500

Method: Private Sale

Date: 02/02/2018

Rooms: 5

Property Type: House