

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

1A Peake Street, Golden Point Vic 3350

Indicative selling price

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

Single price

\$439,000

Median sale price

Median price

\$367,499

Property Type

House

Suburb

Golden Point

Period - From

05/02/2019

to

04/02/2020

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	728 Bond St, Mount Pleasant, Vic 3350, Australia	\$450,000	27/03/2019
2	812 Bond St MOUNT PLEASANT 3350	\$470,000	03/05/2019
3	7 Bradshaw St GOLDEN POINT 3350	\$432,000	14/11/2019

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:

05/02/2020 09:58

Francesca Nicol

03 5331 3911

0412 276 899

fnicol@bigginScott.com.au

Indicative Selling Price

\$439,000

Median House Price

05/02/2019 - 04/02/2020: \$367,499



 3  1  2

Property Type: House (Previously Occupied - Detached)

Land Size: 401 sqm approx

Agent Comments

Comparable Properties

728 Bond St, Mount Pleasant, Vic 3350, Australia (REI)

Agent Comments

 4  2  2

Price: \$450,000

Method:

Date: 27/03/2019

Property Type: House



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



7 Bradshaw St GOLDEN POINT 3350 (REI/VG)

Agent Comments

 3  1  1

Price: \$432,000

Method: Private Sale

Date: 14/11/2019

Property Type: House

Land Size: 809 sqm approx