

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 11 Haymes Crescent, Golden Point Vic 3350

Indicative selling price

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

Range between \$399,000 & \$438,000

Median sale price

Median price \$310,000 House X Unit Suburb Golden Point

Period - From 01/04/2017 to 31/03/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	326 Humffray St.S GOLDEN POINT 3350	\$420,000	21/12/2017
2	409 Grant St GOLDEN POINT 3350	\$406,000	25/04/2018
3	19 Haymes Cr GOLDEN POINT 3350	\$370,000	30/01/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



 3  1  3

Rooms:

Property Type: House

Land Size: 698 sqm approx

Agent Comments

Indicative Selling Price

\$399,000 - \$438,000

Median House Price

Year ending March 2018: \$310,000

Comparable Properties

326 Humffray St.S GOLDEN POINT 3350 (VG)

Agent Comments

 3  -  -

Price: \$420,000

Method: Sale

Date: 21/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 629 sqm approx



409 Grant St GOLDEN POINT 3350 (REI)

Agent Comments

 3  1  2

Price: \$406,000

Method: Private Sale

Date: 25/04/2018

Rooms: -

Property Type: House



19 Haymes Cr GOLDEN POINT 3350 (REI/VG)

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