

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

16 Lal Lal Street, Golden Point Vic 3350

Indicative selling price

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

Range between \$235,000

&

\$255,000

Median sale price

Median price \$310,000

House

X

Unit

Suburb or locality

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 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	714 York St BALLARAT EAST 3350	\$236,000	28/10/2017
2	617 Skipton St REDAN 3350	\$235,000	29/08/2017
3	415 ARMSTRONG St.S BALLARAT CENTRAL 3350	\$233,000	14/06/2017

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.



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 595 sqm approx
Agent Comments

Indicative Selling Price
\$235,000 - \$255,000
Median House Price
Year ending March 2018: \$310,000

Comparable Properties



714 York St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$236,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 3
Property Type: House
Land Size: 682 sqm approx



617 Skipton St REDAN 3350 (REI/VG)

Agent Comments



Price: \$235,000
Method: Private Sale
Date: 29/08/2017
Rooms: 4
Property Type: House
Land Size: 565 sqm approx



415 ARMSTRONG St.S BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$233,000
Method: Private Sale
Date: 14/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 416 sqm approx