

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		10 Albion Street, Golden Point Vic 3350										
Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Range between \$400,		000		&			\$440,000					
Median sale price												
Median price	\$335,07	5	Hou	se	Х	Uni	ŧ			5	Suburb	Golden Point
Period - From	01/07/2	018	to	30/0	9/2018			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.

Add	dress of comparable property	Price	Date of sale
1	8 Brittain St MOUNT PLEASANT 3350	\$432,000	09/07/2018
2	603 Bond St GOLDEN POINT 3350	\$431,500	09/07/2018
3	425 Armstrong St.S BALLARAT CENTRAL 3350	\$417,500	22/05/2018

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.





not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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> **Indicative Selling Price** \$400,000 - \$440,000 **Median House Price** September quarter 2018: \$335,075



Rooms:

Property Type: House Land Size: 790 sqm approx

Agent Comments

Comparable Properties



8 Brittain St MOUNT PLEASANT 3350 (REI/VG) Agent Comments

Price: \$432,000 Method: Private Sale Date: 09/07/2018

Rooms: 4

Property Type: House Land Size: 760 sqm approx



603 Bond St GOLDEN POINT 3350 (REI/VG)

Price: \$431,500 Method: Private Sale Date: 09/07/2018 Rooms: 7

Property Type: House Land Size: 520 sqm approx



425 Armstrong St.S BALLARAT CENTRAL 3350 (REI/VG)

Price: \$417,500

Method: Sold Before Auction

Date: 22/05/2018

Rooms: -

Property Type: House (Res) Land Size: 610 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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