

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 \$335,075 House X Unit Suburb Golden Point

Period - From 01/07/2018 to 30/09/2018 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	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.



 3  1  2

Rooms:

Property Type: House

Land Size: 790 sqm approx

Agent Comments

Comparable Properties



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

 3  1  2

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) **Agent Comments**

 3  1  4

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) **Agent Comments**

 3  1  1

Price: \$417,500

Method: Sold Before Auction

Date: 22/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 610 sqm approx