

WE DELIVER RESULTS

STATEMENT OF INFORMATION

409 GRANT STREET, GOLDEN POINT, VIC 3350

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



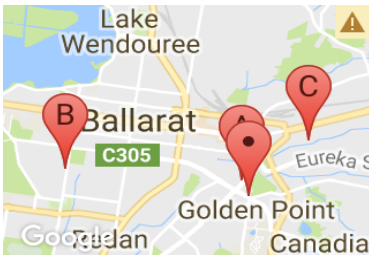
409 GRANT STREET, GOLDEN POINT, VIC  3  1  2

Indicative Selling Price

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

Price Range: **\$390,000 to \$410,000**

MEDIAN SALE PRICE



GOLDEN POINT, VIC, 3350

Suburb Median Sale Price (House)

\$327,500

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



15 YOUNG ST, GOLDEN POINT, VIC 3350  3  1  1

Sale Price

***\$373,000**

Sale Date: 19/02/2018

Distance from Property: 249m



308 PLEASANT ST, NEWINGTON, VIC  3  1  2

Sale Price

\$400,000

Sale Date: 01/11/2017

Distance from Property: 2.4km



15 KING ST, BALLARAT EAST, VIC 3350  3  1  1

Sale Price

\$377,500

Sale Date: 14/12/2017

Distance from Property: 1.1km



This report has been compiled on 09/04/2018 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

409 GRANT STREET, GOLDEN POINT, VIC 3350

Indicative selling price

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

Price Range:

\$390,000 to \$410,000

Median sale price

Median price

\$327,500

House

X

Unit


Suburb

GOLDEN POINT

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
15 YOUNG ST, GOLDEN POINT, VIC 3350	*\$373,000	19/02/2018
308 PLEASANT ST, NEWINGTON, VIC 3350	\$400,000	01/11/2017
15 KING ST, BALLARAT EAST, VIC 3350	\$377,500	14/12/2017