

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

2/628 Bond Street, Golden Point Vic 3350

Indicative selling price

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

Range between

\$417,500

&

\$437,500

Median sale price

Median price

\$372,000

House

X

Unit

Suburb or locality

Golden Point

Period - From

01/04/2018

to

31/03/2019

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	728 Bond St MOUNT PLEASANT 3350	\$450,000	27/03/2019
2	610 Bond St GOLDEN POINT 3350	\$430,000	08/05/2019
3	923 Barkly St MOUNT PLEASANT 3350	\$410,000	21/11/2018

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.

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Indicative Selling Price

\$417,500 - \$437,500

Median House Price

Year ending March 2019: \$372,000



4 2 2

Rooms: 6**Property Type:** Hosue

Agent Comments

On its own title, beautifully positioned in a peaceful location, this quality home will impress all. With room for the small family, high growth potential for the investor (not to mention depreciation benefits) plus low maintenance living for the retiree / downsizer. And yes, it is eligible for the First Home Owner's Grant! 2550mm ceilings, evaporative cooling & central heating, 2.25 x 2.25m rear shed, quality fixtures throughout (Stone Benchtops) & a fully functioning watering system to the landscaped yard are just some of the many advantages of this attractive home.

Comparable Properties

**728 Bond St MOUNT PLEASANT 3350 (REI)**

Agent Comments

4 2 2

Price: \$450,000**Method:** Private Sale**Date:** 27/03/2019**Rooms:** -**Property Type:** House**Land Size:** 523 sqm approx**610 Bond St GOLDEN POINT 3350 (REI)**

Agent Comments

4 1 6

Price: \$430,000**Method:** Private Sale**Date:** 08/05/2019**Rooms:** 5**Property Type:** House (Res)**923 Barkly St MOUNT PLEASANT 3350 (REI/VG)**

Agent Comments

4 2 1

Price: \$410,000**Method:** Private Sale**Date:** 21/11/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 746 sqm approx