hockingstuart

Statement of Information

Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

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 andpostcode

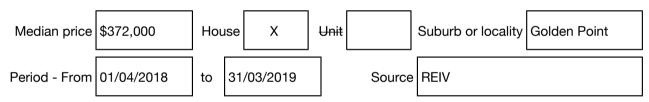
2/628 Bond Street, Golden Point Vic 3350

Indicative selling price

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

Range between	\$417,500	&	\$437,500

Median sale price



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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propertydata

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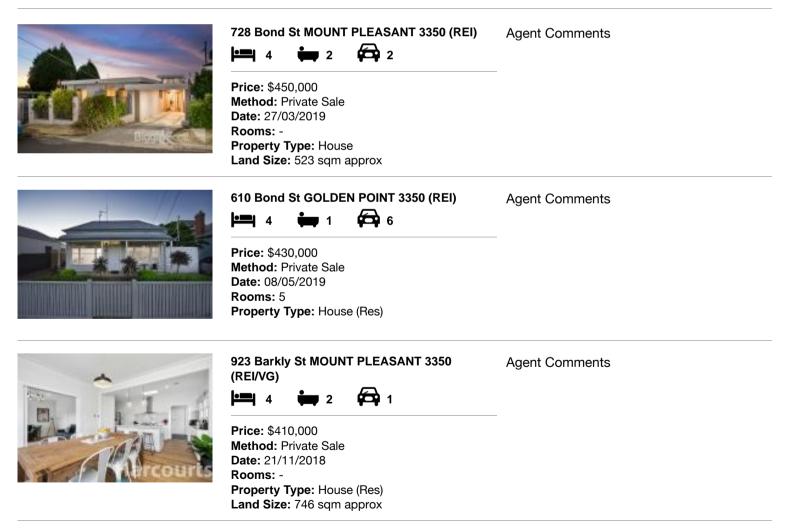


Rooms: 6 Property Type: Hosue Agent Comments Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

Indicative Selling Price \$417,500 - \$437,500 Median House Price Year ending March 2019: \$372,000

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



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