



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 2 Elm Road, GOLDEN POINT 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$390,000 - \$400,000**

### Median sale price

Median **House** for **GOLDEN POINT** for period **Apr 2018 - Jun 2018**

Sourced from **REIV**.

**\$355,500**

### Comparable property sales

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 the most comparable to the property for sale.

**116 Dawson Street South,**  
Ballarat Central 3350

**Price \$491,000** Sold 07 May  
2018

**401 Drummond Street South,**  
Ballarat Central 3350

**Price \$415,500** Sold 08  
September 2018

**722 Tress Street,**  
Mount Pleasant 3350

**Price \$372,119** Sold 30 April  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

#### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

#### Contact agents



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