

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

1a Haymes Crescent, Golden Point Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$275,000

&

\$295,000

Median sale price

Median price \$330,750

House

X

Unit

Suburb or locality

Golden Point

Period - From 01/10/2017

to

30/09/2018

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	31 Heales St MOUNT PLEASANT 3350	\$293,000	24/09/2018
2	2/237 York St BALLARAT EAST 3350	\$282,500	06/07/2018
3	3/4 Lal Lal St GOLDEN POINT 3350	\$260,000	15/10/2018

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.



2 2 0

Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$275,000 - \$295,000

Median House Price

Year ending September 2018: \$330,750

Located only 2 blocks from the Bridge Mall and minutes from the Ballarat Train Station this townhouse will be sure to impress. Ticking all the boxes when it comes to buying an investment, the property consists of two bedrooms both with ensuites, euro style laundry and a separate toilet to make up the bottom level. Upstairs you will find a large open plan kitchen/dining/living room with direct access onto your own private balcony. Further features include heating/cooling and currently tenanted until November 2019 for \$275 per week. Don't miss this opportunity and call Sam today.

Comparable Properties



31 Heales St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$293,000

Method: Private Sale

Date: 24/09/2018

Rooms: 3

Property Type: Townhouse (Res)

Land Size: 249 sqm approx



2/237 York St BALLARAT EAST 3350 (VG)

Agent Comments

2 - -

Price: \$282,500

Method: Sale

Date: 06/07/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



3/4 Lal Lal St GOLDEN POINT 3350 (REI)

Agent Comments

2 1 1

Price: \$260,000

Method: Private Sale

Date: 15/10/2018

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 185 sqm approx