

WE DELIVER RESULTS

STATEMENT OF INFORMATION

626 BOND 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



626 BOND STREET, GOLDEN POINT, VIC

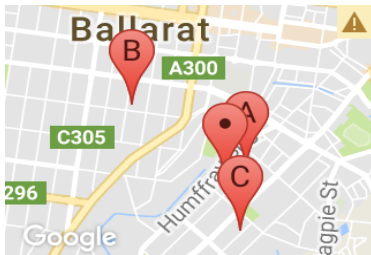
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Indicative Selling Price

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

Price Range: \$520,000 to \$560,000

MEDIAN SALE PRICE



GOLDEN POINT, VIC, 3350

Suburb Median Sale Price (Other)

01 January 2017 to 31 December 2017

Provided by: pricefinder

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.



612 BOND ST, GOLDEN POINT, VIC 3350

3 1 4

Sale Price

***\$521,000**

Sale Date: 10/01/2018

Distance from Property: 157m



227 RAGLAN ST, BALLARAT CENTRAL, VIC

5 2 3

Sale Price

\$562,000

Sale Date: 02/06/2017

Distance from Property: 810m



708 LAURIE ST, MOUNT PLEASANT, VIC 3350

4 2 2

Sale Price

\$519,000

Sale Date: 01/03/2017

Distance from Property: 391m



This report has been compiled on 09/02/2018 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

626 BOND STREET, GOLDEN POINT, VIC 3350

Indicative selling price

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

Price Range: \$520,000 to \$560,000

Median sale price

Median price

House

Unit

Suburb

GOLDEN POINT

Period

01 January 2017 to 31 December 2017

Source

pricfinder

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
612 BOND ST, GOLDEN POINT, VIC 3350	*\$521,000	10/01/2018
227 RAGLAN ST, BALLARAT CENTRAL, VIC 3350	\$562,000	02/06/2017
708 LAURIE ST, MOUNT PLEASANT, VIC 3350	\$519,000	01/03/2017