

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

**Indicative selling price**

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

Single price

**Median sale price**

Median price  House  Unit  Suburb or locality   
 Period - From  to  Source

**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 | 109 Humffray St.S BAKERY HILL 3350 | \$540,000 | 05/07/2017   |
| 2 | 9 Bagge St GOLDEN POINT 3350       | \$455,000 | 01/08/2017   |
| 3 | 3 James St GOLDEN POINT 3350       | \$425,000 | 03/04/2017   |

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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 494 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$449,000

**Median House Price**

June quarter 2017: \$340,000

## Comparable Properties



**109 Humffray St.S BAKERY HILL 3350 (REI)**

[Agent Comments](#)



**Price:** \$540,000

**Method:** Private Sale

**Date:** 05/07/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 524 sqm approx



**9 Bagge St GOLDEN POINT 3350 (REI)**

[Agent Comments](#)



**Price:** \$455,000

**Method:** Private Sale

**Date:** 01/08/2017

**Rooms:** -

**Property Type:** House (Res)



**3 James St GOLDEN POINT 3350 (REI/VG)**

[Agent Comments](#)



**Price:** \$425,000

**Method:** Private Sale

**Date:** 03/04/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 565 sqm approx