

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

6 Wittig Way, Golden Point Vic 3350

Indicative selling price

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

Range between \$289,000

&

\$299,000

Median sale price

Median price \$318,500

House

X

Unit

Suburb or locality

Golden Point

Period - From 01/10/2016

to

30/09/2017

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	7/22 Wittig Way GOLDEN POINT 3350	\$310,000	15/11/2017
2	142 Eureka St BALLARAT EAST 3350	\$286,000	07/08/2017
3	3/117 Ripon St.S BALLARAT CENTRAL 3350	\$280,000	12/09/2017

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.

Brooke Reynolds

53292500

0407292506

breynolds@hockingstuart.com.au

Indicative Selling Price

\$289,000 - \$299,000

Median House Price

Year ending September 2017: \$318,500



2 1 1

Rooms:**Property Type:** House

Agent Comments

A modern, centrally-located two bedroom townhouse, perfect for the astute investor or someone seeking the convenience of inner city living. As you drive into Wittig Way, you'll sense the security and privacy that comes with living in an off-the-street close of well maintained homes. Pull up in your own carpark, positioned immediately next to the townhouse, and walk past the established garden, which adds extra privacy.

Comparable Properties

**7/22 Wittig Way GOLDEN POINT 3350 (REI)**

Agent Comments

2 2 1

Price: \$310,000**Method:** Private Sale**Date:** 15/11/2017**Rooms:** -**Property Type:** House (Res)**142 Eureka St BALLARAT EAST 3350 (REI/VG)** Agent Comments

2 1 2

Price: \$286,000**Method:** Private Sale**Date:** 07/08/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 390 sqm approx**3/117 Ripon St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments

2 1 1

Price: \$280,000**Method:** Private Sale**Date:** 12/09/2017**Rooms:** -**Property Type:** Unit