

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

13 Cameron Street, Golden Point Vic 3350

Indicative selling price

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

Single price \$255,000

Median sale price

Median price

\$300,000

House

X

Unit

Suburb or locality

Golden Point

Period - From

01/07/2016

to

30/06/2017

Source

REIV

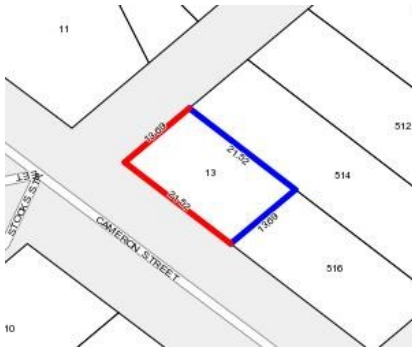
Comparable property sales (*Delete A or B below as applicable)

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	406 Humffray St.S GOLDEN POINT 3350	\$257,000	31/03/2017
2	207 Skipton St BALLARAT CENTRAL 3350	\$245,000	07/10/2016
3	522 Humffray St.S GOLDEN POINT 3350	\$241,000	19/01/2017

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: 299 sqm approx

Agent Comments

Comparable Properties



406 Humffray St.S GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$257,000

Method: Private Sale

Date: 31/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 331 sqm approx



207 Skipton St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$245,000

Method: Private Sale

Date: 07/10/2016

Rooms: -

Property Type: House

Land Size: 366 sqm approx



522 Humffray St.S GOLDEN POINT 3350 (VG)

Agent Comments



Price: \$241,000

Method: Sale

Date: 19/01/2017

Rooms: -

Property Type: House (Res)

Land Size: 426 sqm approx