

Chris Gladman 03 5330 0500 0424 179 188 chris@ballaratpropertygroup.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
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Address	13 Cameron Street, Golden Point Vic 3350
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price	\$255,000
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Median sale price

Median price	\$300,000	Hou	se 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

,	and the companion property		Date of care
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.

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Price

Date of sale

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> **Indicative Selling Price** \$255,000 **Median House Price**

Year ending June 2017: \$300,000



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)

--- 2

Price: \$257,000 Method: Private Sale Date: 31/03/2017

Rooms: -

Property Type: House (Res) Land Size: 331 sqm approx

Agent Comments



207 Skipton St BALLARAT CENTRAL 3350

(REI/VG)

-3



Price: \$245,000 Method: Private Sale Date: 07/10/2016

Rooms: -

Property Type: House Land Size: 366 sqm approx **Agent Comments**

Agent Comments



522 Humffray St.S GOLDEN POINT 3350 (VG)



Price: \$241.000 Method: Sale Date: 19/01/2017 Rooms: -

Property Type: House (Res) Land Size: 426 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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