

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 or locality and postcode

3 Bagge Street, Golden Point 3350

Indicative selling price

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

Single price \$275,000

Median sale price

Median price \$299,500

*House x

*Unit

Suburb or locality Golden Point

Period - From May 2016

to April 2017

Source CoreLogic

Comparable property sales

A* 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
10 English Street, Golden Point 3350	\$250,000	21/01/16
20 Rodier Street, Ballarat 3350	\$265,000	14/12/16
414 Humffray Street South, Golden Point 3350	\$305,000	18/03/17