

## Statement of Information

dthomson@hockingstuart.com.au

### 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

2/4 Dunn Street, Golden Point Vic 3350

#### Indicative selling price

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

Range between \$345,000 & \$355,000

#### Median sale price\*

Median price House Unit Suburb or locality Golden Point

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	123 Canadian Lakes Blvd CANADIAN 3350	\$370,000	03/08/2018
2	6 East St.N BALLARAT EAST 3350	\$353,000	22/03/2018
3	3/4 Dunn St GOLDEN POINT 3350	\$342,200	03/12/2018

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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Dylan Thomson

03 5329 2500

0438 490 773

dthomson@hockingstuart.com.au

**Indicative Selling Price**

\$345,000 - \$355,000

**No median price available**
 2   
  2   
  1
**Rooms:****Property Type:** Townhouse (Res)

Agent Comments

Located within walking distance to Ballarats biggest tourism attraction, Sovereign Hill, this magnificent 2 bedroom unit is a short drive into the heart of the Ballarat CBD, offering an "inner city" lifestyle with easy access to some of Ballarat's best cafes and restaurants.

## Comparable Properties

**123 Canadian Lakes Blvd CANADIAN 3350 (REI/VG)**

Agent Comments

 2   
  2   
  2
**Price:** \$370,000**Method:** Private Sale**Date:** 03/08/2018**Rooms:** -**Property Type:** House**Land Size:** 480 sqm approx**6 East St.N BALLARAT EAST 3350 (REI/VG)**

Agent Comments

 2   
  1   
  1
**Price:** \$353,000**Method:** Private Sale**Date:** 22/03/2018**Rooms:** 3**Property Type:** House**Land Size:** 140 sqm approx**3/4 Dunn St GOLDEN POINT 3350 (REI/VG)**

Agent Comments

 2   
  1   
  1
**Price:** \$342,200**Method:** Private Sale**Date:** 03/12/2018**Rooms:** -**Property Type:** Unit