

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 2/13 Peake Street, Golden Point Vic 3350

Indicative selling price

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

Range between \$450,000 & \$465,000

Median sale price

Median price \$400,000 Property Type House Suburb Golden Point

Period - From 01/10/2020 to 31/12/2020 Source REIV

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	129c Eureka St BALLARAT EAST 3350	\$466,000	06/01/2021
2	29 Dodds La BALLARAT EAST 3350	\$425,000	29/09/2020
3	3/6 Bath La BALLARAT CENTRAL 3350	\$420,000	07/10/2020

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 15/02/2021 10:56



Property Type:

Land Size: 375 sqm approx

Agent Comments

Indicative Selling Price

\$450,000 - \$465,000

Median House Price

December quarter 2020: \$400,000

Comparable Properties



129c Eureka St BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$466,000

Method: Private Sale

Date: 06/01/2021

Property Type: House

Land Size: 324 sqm approx



29 Dodds La BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 29/09/2020

Property Type: House (Res)

Land Size: 363 sqm approx



3/6 Bath La BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 07/10/2020

Property Type: House

Land Size: 261 sqm approx