

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
Wittig Way, Golden Point Vic 3350

Indicative selling price

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

Range between \$280,000 & \$295,000

Median sale price

Median price \$330,750 House X Unit Suburb Golden Point

Period - From 01/01/2018 to 31/12/2018 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	17 Wittig Way GOLDEN POINT 3350	\$307,500	15/03/2018
2	15 Wittig Way GOLDEN POINT 3350	\$303,500	15/03/2018
3	6 Wittig Way GOLDEN POINT 3350	\$285,000	08/05/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$280,000 - \$295,000
Median House Price
Year ending December 2018: \$330,750

Comparable Properties

17 Wittig Way GOLDEN POINT 3350 (VG)

Agent Comments



Price: \$307,500
Method: Sale
Date: 15/03/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

15 Wittig Way GOLDEN POINT 3350 (VG)

Agent Comments



Price: \$303,500
Method: Sale
Date: 15/03/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



6 Wittig Way GOLDEN POINT 3350 (REI)

Agent Comments



Price: \$285,000
Method: Private Sale
Date: 08/05/2018
Rooms: -
Property Type: House (Res)