

## Statement of Information

### 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

314 Larter 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 \$335,000

&

\$360,000

#### Median sale price

Median price \$370,000

House

X

Unit

Suburb or locality

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 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 | 12 Carboni Ct EUREKA 3350      | \$360,000 | 18/09/2018   |
| 2 | 318 Main Rd GOLDEN POINT 3350  | \$335,000 | 29/10/2018   |
| 3 | 441 Kline St CANADIAN 3350     | \$325,000 | 21/11/2017   |

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.



4   2   2

**Rooms:** 6

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1029 sqm approx

Agent Comments

**Indicative Selling Price**

\$335,000 - \$360,000

**Median House Price**

Year ending December 2018: \$370,000

Brilliantly located, this solid brick veneer home is a dream find! The home enjoys a two spacious living room (both with gas heaters), 4 bedrooms, all with built in robes, two bathrooms, separate toilet and laundry. The kitchen has gas cooking facilities, dishwasher and ample bench and cupboard and the adjoining dining room is light and bright and also has a gas heater. Further features include rear patio and a single lock-up garage.

## Comparable Properties



**12 Carboni Ct EUREKA 3350 (REI)**

Agent Comments

4   3   2

**Price:** \$360,000

**Method:** Private Sale

**Date:** 18/09/2018

**Rooms:** -

**Property Type:** House



**318 Main Rd GOLDEN POINT 3350 (REI/VG)**

Agent Comments

4   1   1

**Price:** \$335,000

**Method:** Private Sale

**Date:** 29/10/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 436 sqm approx



**441 Kline St CANADIAN 3350 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$325,000

**Method:** Private Sale

**Date:** 21/11/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 700 sqm approx