

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 and
postcode

308 LARTER STREET GOLDEN POINT VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$519,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

House

Suburb

Golden Point

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 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

434 MAIN ROAD GOLDEN POINT VIC 3350	\$517,500	20-Apr-24
222 WILSON STREET CANADIAN VIC 3350	\$505,000	20-Jun-24
16 SPENCER STREET CANADIAN VIC 3350	\$515,000	12-Sep-24

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 18 months.~~

This Statement of Information was prepared on: 14 January 2025

McGrath

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**434 MAIN ROAD GOLDEN POINT
VIC 3350**

3 1 1

Sold Price

\$517,500

Sold Date **20-Apr-24**

Distance **0.29km**



**222 WILSON STREET CANADIAN
VIC 3350**

3 2 4

Sold Price

\$505,000

Sold Date **20-Jun-24**

Distance **0.65km**



**16 SPENCER STREET CANADIAN
VIC 3350**

3 2 -

Sold Price

\$515,000

Sold Date **12-Sep-24**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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