

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

32 Steinfeld Street, Golden Point Vic 3350

Indicative selling price

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

Range between

\$340,000

&

\$350,000

Median sale price

Median price

\$400,000

Property Type

House

Suburb

Golden Point

Period - From

01/01/2020

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	10 Little Clyde St SOLDIERS HILL 3350	\$340,000	27/10/2020
2	112 Gladstone St MOUNT PLEASANT 3350	\$335,000	13/10/2020
3	2/9 Newman St BALLARAT EAST 3350	\$330,000	29/10/2020

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:

21/01/2021 12:40

32 Steinfeld Street, Golden Point Vic 3350

Troy Anwyl

04379862045

troy@ballaratpropertygroup.com.au



Property Type: House (Previously Occupied - Detached)

Land Size: 357 sqm approx

Agent Comments

Indicative Selling Price

\$340,000 - \$360,000

Median House Price

Year ending December 2020: \$400,000

Comparable Properties



10 Little Clyde St SOLDIERS HILL 3350
(REI/VG)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 27/10/2020

Property Type: House (Res)

Land Size: 290 sqm approx



112 Gladstone St MOUNT PLEASANT 3350
(REI/VG)

Agent Comments



Price: \$335,000

Method: Private Sale

Date: 13/10/2020

Property Type: House (Res)

Land Size: 302 sqm approx



2/9 Newman St BALLARAT EAST 3350
(REI/VG)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 29/10/2020

Property Type: Townhouse (Single)

Land Size: 303 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501