





#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 315 HUMFFRAY STREET S, GOLDEN







#### **Indicative Selling Price**

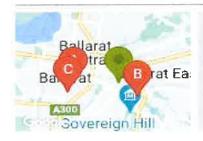
For the meaning of this price see consumer vic au/underquoting

Price Range:

\$595,000 to \$625,000

Provided by: Catharina Hartzheim, PRDnationwide Ballarat

# MEDIAN SALE PRICE



# **GOLDEN POINT, VIC, 3350**

Suburb Median Sale Price (House)

\$560,000

01 January 2022 to 31 December 2022

Provided by: pricefinder



# COMPARABLE PROPERTIES

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# 308 URQUHART ST, BALLARAT CENTRAL, VIC 🚐 3 🕒 1 🚓 2







Sale Price

\$625,000

Distance John PC Special State





# 4 SOVEREIGN ST, GOLDEN POINT, VIC 3350









Sale Price

\*\$600,000

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Sale Price

\$660,000



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

#### Property offered for sale

Address Including suburb and postcode

315 HUMFFRAY STREET S, GOLDEN POINT, VIC 3350

#### Indicative selling price

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

Price Range:

\$595,000 to \$625,000

#### Median sale price

Median price	\$560,000	Property type	House	Suburb	GOLDEN POINT
Period	01 January 2022 to 31 December 2022		Source	pricefinder	

#### Comparable property sales

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
308 URQUHART ST, BALLARAT CENTRAL, VIC 3350	\$625,000	29/09/2022
4 SOVEREIGN ST, GOLDEN POINT, VIC 3350	*\$600,000	31/01/2023
503 SOUTH ST, BALLARAT CENTRAL, VIC 3350	\$660,000	10/11/2022

This Statement of Information was prepared on:

13/02/2023

