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	290 Golden Point Road, Golden Point Vic 3451

Indicative selling price

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

Single price $920,000

Median sale price

Median price	$587,500	Property Type	House	Suburb	Golden Point
Period - From	01/01/2023	to 31/03/2023		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	2841 Harmony Way FARADAY 3451	$930,000	15/03/2023
2	29 Trevor Dr TARADALE 3447	$925,000	27/03/2023
3	3101 Harmony Way FARADAY 3451	$900,000	12/04/2023

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: 27/04/2023 12:55

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Rooms: 4
Property Type: House
Land Size: 40000 sqm approx

Agent Comments

Indicative Selling Price
$920,000
Median House Price
March quarter 2023: $587,500

Comparable Properties

2841 Harmony Way FARADAY 3451 (REI)

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Price: $930,000
Method: Private Sale
Date: 15/03/2023
Property Type: House
Land Size: 4046.86 sqm approx

Agent Comments

29 Trevor Dr TARADALE 3447 (REI)

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Price: $925,000
Method: Private Sale
Date: 27/03/2023
Property Type: House
Land Size: 41800 sqm approx

Agent Comments

3101 Harmony Way FARADAY 3451 (REI)

🛏 3   🛁 1   🚗 2

Price: $900,000
Method: Private Sale
Date: 12/04/2023
Property Type: House
Land Size: 68796.62 sqm approx

Agent Comments

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377