

## 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

10 Butterfly Lane 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$320,000

&

\$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$307,500

Property type

Unit

Suburb

Golden Point

Period-from

01 Mar 2019

to

29 Feb 2020

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

2/54 Peel Street South Golden Point VIC 3350	\$272,500	13-Sep-19
8 Wittig Way Golden Point VIC 3350	-	16-Jan-20
21 Steinfeld Street North Bakery Hill VIC 3350	\$316,000	01-Dec-19

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: 18 March 2020


**2/54 Peel Street South Golden Point VIC 3350**
 2  1  1

Sold Price

**\$272,500**

Sold Date

**13-Sep-19**

Distance

**0.22km**

**8 Wittig Way Golden Point VIC 3350**
 2  1  1

Sold Price

- Sold Date

**16-Jan-20**

Distance

**0.29km**

**21 Steinfeld Street North Bakery Hill VIC 3350**
 2  1  1

Sold Price

**\$316,000**

Sold Date

**01-Dec-19**

Distance

**0.33km**

**10/406 Bradshaw Street Golden Point VIC 3350**
 2  1  1

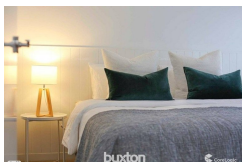
Sold Price

**\$350,000**

Sold Date

**20-Sep-19**

Distance

**0.56km**

**6 Latitude Court Ballarat East VIC 3350**
 2  1  1

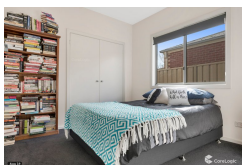
Sold Price

**\$290,000**

Sold Date

**04-Oct-19**

Distance

**0.8km**

**6A Linaker Lane Golden Point VIC 3350**
 2  1  2

Sold Price

**\$295,000**

Sold Date

**16-Sep-19**

Distance

**0.88km**

RS = Recent sale

UN = Undisclosed Sale

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**325 Doveton Street South Ballarat  
Central VIC 3350**
 2  1  1

Sold Price

**\$345,000**

Sold Date

**04-Nov-19**

Distance

**0.98km**

**803 Tress Street Mount Pleasant  
VIC 3350**
 2  1  1

Sold Price

**\$317,500**

Sold Date

**30-Sep-19**

Distance

**1.18km**

**31 Heales Street Mount Pleasant VIC  
3350**
 2  1  1

Sold Price

**\$293,000**

Sold Date

**24-Oct-19**

Distance

**1.59km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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