

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

4 LITTLE DODDS 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Golden Point

Period-from

01 Aug 2021

to

31 Jul 2022

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

4 LARTER STREET GOLDEN POINT VIC 3350	\$440,000	28-Apr-22
5 ROFF STREET BALLARAT EAST VIC 3350	\$460,000	06-Jan-22
116 EUREKA STREET BALLARAT EAST VIC 3350	\$475,000	04-Aug-21

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: 23 August 2022

McGrath

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4 LARTER STREET GOLDEN POINT VIC 3350

Sold Price

\$440,000

Sold Date

28-Apr-22



3



1



2

Distance

0.17km



5 ROFF STREET BALLARAT EAST VIC 3350

Sold Price

\$460,000

Sold Date

06-Jan-22



2



1



1

Distance

0.22km



116 EUREKA STREET BALLARAT EAST VIC 3350

Sold Price

\$475,000

Sold Date

04-Aug-21



3



1



3

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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