

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

403 BARKLY 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

or range
between

\$749,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

House

Suburb

Golden Point

Period-from

01 Jun 2023

to

31 May 2024

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

517 BARKLY STREET GOLDEN POINT VIC 3350	\$755,000	11-Aug-23
320 RAGLAN STREET SOUTH BALLARAT CENTRAL VIC 3350	\$775,000	27-Mar-24
305 URQUHART STREET BALLARAT CENTRAL VIC 3350	\$770,000	15-Dec-23

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: 04 June 2024

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**517 BARKLY STREET GOLDEN
POINT VIC 3350**

 3  1  2

Sold Price

\$755,000

Sold Date

11-Aug-23

Distance

0.19km



**320 RAGLAN STREET SOUTH
BALLARAT CENTRAL VIC 3350**

 3  1  2

Sold Price

^{RS} **\$775,000**

Sold Date

27-Mar-24

Distance

1.33km



**305 URQUHART STREET
BALLARAT CENTRAL VIC 3350**

 2  2  1

Sold Price

\$770,000

Sold Date

15-Dec-23

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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