

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 or
locality and postcode

230 Main Road, Golden Point Vic 3350

Indicative selling price

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

Range between

\$320,000

&

\$330,000

Median sale price

Median price

\$372,000

House

X

Unit

Suburb or locality

Golden Point

Period - From

01/04/2018

to

31/03/2019

Source

REIV

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 eighteen 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	109 Little Dodds St GOLDEN POINT 3350	\$350,000	11/12/2017
2	318 Main Rd GOLDEN POINT 3350	\$335,000	29/10/2018
3	218 Main Rd GOLDEN POINT 3350	\$300,000	13/03/2018

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 eighteen months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 613 sqm approx

Agent Comments

Comparable Properties



109 Little Dodds St GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 11/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 411 sqm approx



318 Main Rd GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$335,000

Method: Private Sale

Date: 29/10/2018

Rooms: 4

Property Type: House

Land Size: 436 sqm approx



218 Main Rd GOLDEN POINT 3350 (VG)

Agent Comments



Price: \$300,000

Method: Sale

Date: 13/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 861 sqm approx