

# 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

402 Humffray Street South 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 \$395,000 & \$430,000

### Median sale price

Median price \$465,000 Property type House Suburb Golden Point

Period - From 01-12-2020 to 30-11-2021 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
42 Peel Street South Golden Point VIC 3350	\$430,000	04-08-2021
33 Anderson street East Golden Point VIC 3350	\$450,000	13-11-2021
219 Armstrong Street South Ballarat Central VIC 3350	\$420,000	14-09-2021

**\*Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing media sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents ACT 1980*.

This Statement of Information was prepared on: 10-12-2021