

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 Magpie Street, Golden Point Vic 3350

Indicative selling price

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

Range between \$985,000 & \$995,000

Median sale price

Median price \$580,000 Property Type House Suburb Golden Point

Period - From 26/07/2023 to 25/07/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	110 Grant St GOLDEN POINT 3350	\$1,075,000	04/05/2024
2	308 Barkly St GOLDEN POINT 3350	\$995,000	15/02/2024
3	537 Barkly St GOLDEN POINT 3350	\$1,100,000	22/01/2024

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/09/2024 13:30

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Indicative Selling Price

\$985,000 - \$995,000

Median House Price

26/07/2023 - 25/07/2024: \$580,000



Property Type:

Agent Comments

Comparable Properties



110 Grant St GOLDEN POINT 3350 (REI)

Agent Comments



Price: \$1,075,000

Method: Private Sale

Date: 04/05/2024

Property Type: House (Res)

Land Size: 1247 sqm approx



308 Barkly St GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$995,000

Method: Private Sale

Date: 15/02/2024

Property Type: House

Land Size: 876 sqm approx



537 Barkly St GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 22/01/2024

Property Type: House (Res)

Land Size: 860 sqm approx