

# 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

8 Magpie Street 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 \$840,000 & \$900,000

### Median sale price

Median price \$480,000 Property type House Suburb Golden Point

Period - From 01/01/2021 to 31/12/2021 Source Corelogic

### Comparable property sales

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
506 Lydiard Street North Soldiers Hill VIC 3350	\$830,000	12/12/2021
403 Lyons Street South Ballarat Central VIC 3350	\$845,000	04/08/2021
326 Errad Street South Ballarat Central VIC 3350	\$890,000	08/06/2021

This Statement of Information was prepared on: 25/01/2022