

# 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 Curnow 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)

Range between \$350,000

&

\$360,000

### Median sale price

Median price \$437,625

Property Type House

Suburb Golden Point

Period - From 08/07/2020

to

07/07/2021

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 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
1	3 Mason Ct GOLDEN POINT 3350	\$360,000	31/05/2021
2	13 Sykes Av MOUNT PLEASANT 3350	\$368,000	10/04/2021
3	11 Kenworthy PI MOUNT PLEASANT 3350	\$355,000	01/04/2021

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:

08/07/2021 15:29