

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

434 Main Road, Golden Point Vic 3350

Indicative selling price

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

Range between \$525,000 & \$535,000

Median sale price

Median price \$532,500 Property Type House Suburb Golden Point

Period - From 01/01/2023 to 31/12/2023 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	121 Eureka St BALLARAT EAST 3350	\$555,000	21/11/2023
2	407 Kline St CANADIAN 3350	\$540,000	19/12/2023
3	119 Joseph St BALLARAT EAST 3350	\$535,000	10/01/2024

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:

10/04/2024 13:42

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Indicative Selling Price

\$525,000 - \$535,000

Median House Price

Year ending December 2023: \$532,500



3 1 1

Property Type: House

Land Size: 444 sqm approx

Agent Comments

Comparable Properties



121 Eureka St BALLARAT EAST 3350 (REI/VG) **Agent Comments**

3 1 2

Price: \$555,000

Method: Private Sale

Date: 21/11/2023

Property Type: House

Land Size: 398 sqm approx



407 Kline St CANADIAN 3350 (REI/VG) **Agent Comments**

3 2 4

Price: \$540,000

Method: Private Sale

Date: 19/12/2023

Property Type: House

Land Size: 560 sqm approx



119 Joseph St BALLARAT EAST 3350 (VG) **Agent Comments**

3 - -

Price: \$535,000

Method: Sale

Date: 10/01/2024

Property Type: House (Res)

Land Size: 771 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408