

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 328 Larter Street, Golden Point Vic 3350

Indicative selling price

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

Range between \$270,000 & \$290,000

Median sale price*

Median price Property Type Suburb Golden Point

Period - From to Source

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	3 Kardinia St BONSHAW 3352	\$270,000	16/10/2024
2	33 Stockade St BALLARAT EAST 3350	\$285,000	23/09/2024
3	18 June Ct BALLARAT EAST 3350	\$290,000	22/07/2024

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: 06/12/2024 13:01

* When this Statement of Information was prepared, publicly available information providing median 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.

328 Larter Street, Golden Point Vic 3350



Property Type:
Agent Comments

Indicative Selling Price
\$270,000 - \$290,000
No median price available

Comparable Properties

3 Kardinia St BONSHAW 3352 (VG)

Agent Comments



Price: \$270,000
Method: Sale
Date: 16/10/2024
Property Type: Land
Land Size: 525 sqm approx



33 Stockade St BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$285,000
Method: Private Sale
Date: 23/09/2024
Property Type: Land
Land Size: 707 sqm approx

18 June Ct BALLARAT EAST 3350 (VG)

Agent Comments



Price: \$290,000
Method: Sale
Date: 22/07/2024
Property Type: Land
Land Size: 643 sqm approx

Account - McGrath Doncaster | P: 03 8822 6188



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