# 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 and postcode

#### 531 BARKLY STREET GOLDEN POINT VIC 3350

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	Single Price		or range between		\$395,000	&	\$419,000			
<b>Median sale price</b> (*Delete house or unit as applicable)										
Median Price	\$517,500	Prop	erty type	Other		Suburb	Golden Point			
Period-from	01 Dec 2023	to	30 Nov 2	024	Source		Corelogic			

#### 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	
504 BOND STREET GOLDEN POINT VIC 3350	\$450,000	14-Sep-24	
627 BOND STREET GOLDEN POINT VIC 3350	\$427,000	14-Nov-24	
508 HUMFFRAY STREET SOUTH GOLDEN POINT VIC 3350	\$415,000	06-May-24	

#### 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: 03 December 2024



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## McGrath

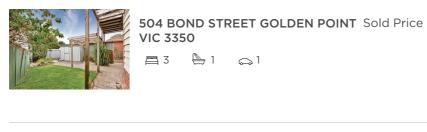
Tony Zelencich M 0457866684 E tonyzelencich@mcgrath

 ${\ensuremath{\mathbb E}}$  tonyzelencich@mcgrath.com.au

\$450,000 Sold Date 14-Sep-24

Distance

0.27km





627 BOND STREET GOLDEN POINT Sold Price VIC 3350					<sup>RS</sup> \$42	27,000	Sold Date	14-Nov-24
昌 3	1	<b>⇔</b> 2					Distance	0.34km



			Y STREET SOUTH T VIC 3350	Sold Price	\$415,000	Sold Date	06-May-24
94	่ ☐ 3	1	<b>-</b>			Distance	0.35km

RS = Recent sale UN = Undisclosed Sale

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