

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

1/204 Larter Street, Golden Point 3350

Indicative selling price

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

Single price

\$*

or range between

\$260,000

&

\$270,000

Median sale price

Median price

\$315,000

*House

*Unit

X

Suburb
or locality

Golden Point

Period - From

09/2017

to

09/2018

Source

Core Logic

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
1/106 Clayton Street, Golden Point 3350	\$250,000	19/04/2018
63 Peel Street, Golden Point 3350	\$285,000	26/03/2018
2/519 Bond Street, Golden Point 3350	\$279,000	19/01/2018