

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

626 Barkly Street, Golden Point Vic 3350

Indicative selling price

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

Range between \$485,000

&

\$505,000

Median sale price

Median price \$542,500

Property Type House

Suburb Golden Point

Period - From 20/09/2021

to

19/09/2022

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	113a Albert St SEBASTOPOL 3356	\$500,000	22/08/2022
2	7 Moyle St BALLARAT CENTRAL 3350	\$487,000	20/06/2022
3	5 Corbett St BALLARAT EAST 3350	\$487,000	05/04/2022

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:

20/09/2022 12:03



 3  1  2

Property Type: House
Land Size: 573 sqm approx
Agent Comments

Indicative Selling Price
\$485,000 - \$505,000
Median House Price
20/09/2021 - 19/09/2022: \$542,500

Comparable Properties



113a Albert St SEBASTOPOL 3356 (REI)

Agent Comments

 3  2  5

Price: \$500,000
Method: Private Sale
Date: 22/08/2022
Property Type: House
Land Size: 688 sqm approx



7 Moyle St BALLARAT CENTRAL 3350 (REI)

Agent Comments

 3  1  1

Price: \$487,000
Method: Private Sale
Date: 20/06/2022
Property Type: House



5 Corbett St BALLARAT EAST 3350 (REI/VG)

Agent Comments

 3  1  3

Price: \$487,000
Method: Private Sale
Date: 05/04/2022
Property Type: House (Res)
Land Size: 350 sqm approx