#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

11 English Street, Golden Point Vic 3350
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#### Indicative selling price

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

Range between \$825,000 & \$855,000	Range between	\$825,000	&	\$855,000
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#### Median sale price

Median price	\$502,500	Pro	perty Type	House		Suburb	Golden Point
Period - From	01/01/2024	to	31/12/2024		Source	REIV	

## 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

Add	dress of comparable property	Price	Date of sale
1	212 Errard St.S BALLARAT CENTRAL 3350	\$860,000	07/01/2025
2	126 Ripon St.S BALLARAT CENTRAL 3350	\$855,000	14/05/2024
3	424 Ligar St SOLDIERS HILL 3350	\$822,000	10/02/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	12/03/2025 14:08





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**Indicative Selling Price** \$825,000 - \$855,000 **Median House Price** Year ending December 2024: \$502,500





Property Type: House Land Size: 684 sqm approx

**Agent Comments** 

## Comparable Properties



212 Errard St.S BALLARAT CENTRAL 3350 (REI)

Price: \$860,000 Method: Private Sale Date: 07/01/2025 Property Type: House Land Size: 1019 sqm approx

126 Ripon St.S BALLARAT CENTRAL 3350 (REI)



**Agent Comments** 

**Agent Comments** 



Price: \$855,000 Method: Private Sale





Date: 14/05/2024 Property Type: House (Res)

424 Ligar St SOLDIERS HILL 3350 (REI/VG)



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Method: Private Sale Date: 10/02/2024 Property Type: House (Res) Land Size: 659 sqm approx

Price: \$822,000

Agent Comments



Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559





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