

# 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 or  
locality and postcode

11 English Street, Golden Point Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$825,000 & \$855,000

### Median sale price

Median price \$502,500 Property 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	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 comparable properties 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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**Property Type:** House  
**Land Size:** 684 sqm approx

Agent Comments

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

## Comparable Properties



**212 Errard St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments

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**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

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**Price:** \$855,000  
**Method:** Private Sale  
**Date:** 14/05/2024  
**Property Type:** House (Res)



**424 Ligar St SOLDIERS HILL 3350 (REI/VG)**

Agent Comments

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**Price:** \$822,000  
**Method:** Private Sale  
**Date:** 10/02/2024  
**Property Type:** House (Res)  
**Land Size:** 659 sqm approx