

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

1/3 Brogden Court 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

or range
between

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Other

Suburb

Golden Point

Period-from

01 Aug 2020

to

31 Jul 2021

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

9/322-324 Clayton Street Canadian VIC 3350	\$435,000	18-Aug-21
3/4 Dunn Street Golden Point VIC 3350	\$385,000	01-Dec-20
10 Butterfly Lane Golden Point VIC 3350	\$391,000	17-Mar-21

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: 25 August 2021

McGrath

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9/322-324 Clayton Street Canadian VIC 3350 Sold Price ^{RS} **\$435,000** Sold Date **18-Aug-21**

3 2 1

Distance **0.4km**



3/4 Dunn Street Golden Point VIC 3350 Sold Price **\$385,000** Sold Date **01-Dec-20**

2 1 1

Distance **0.59km**



10 Butterfly Lane Golden Point VIC 3350 Sold Price **\$391,000** Sold Date **17-Mar-21**

2 1 1

Distance **0.82km**

RS = Recent sale **UN** = Undisclosed Sale

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