

# 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

411 Grant 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)

Single price \$350,000

or range between \$\*

&

\$

### Median sale price

Median price \$306,000

\*House

X

\*Unit

Suburb  
or locality

Golden Point

Period - From

20/08/17

to

20/08/18

Source

CoreLogic

### 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
227 York Street, Ballarat East Vic 3350	\$347,000	17/11/17
109 Little Dodds Street, Golden Point Vic 3350	\$350,000	11/12/17
27 York Street, Golden Point Vic 3350	\$340,000	24/11/17