

STATEMENT OF INFORMATION

218A MAIN ROAD, GOLDEN POINT, VIC 3350

PREPARED BY LUKE VEAL, JENS VEAL BYRNE, PHONE: 0438302805

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**218A MAIN ROAD, GOLDEN POINT, VIC**

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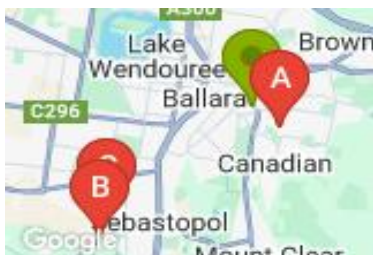
**Indicative Selling Price**

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

**Single Price: \$239,000**

Provided by: Luke Veal, Jens Veal Byrne

## MEDIAN SALE PRICE



**GOLDEN POINT, VIC, 3350**

**Suburb Median Sale Price (Vacant Land)**

**\$1,122,000**

01 January 2024 to 31 December 2024

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



**42 GLENDENNING ST, CANADIAN, VIC 3350**

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**Sale Price**

**\$247,500**

Sale Date: 20/02/2024

Distance from Property: 942m



**205 TAIT ST, SEBASTOPOL, VIC 3356**

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**Sale Price**

**\$240,000**

Sale Date: 21/07/2023

Distance from Property: 5.5km



**11 LUCK ST, SEBASTOPOL, VIC 3356**

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**Sale Price**

**\$240,000**

Sale Date: 23/04/2024

Distance from Property: 5km



This report has been compiled on 05/03/2025 by Jens Veal Byrne. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](https://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

Property offered for sale

Address  
Including suburb and  
postcode

218A MAIN ROAD, GOLDEN POINT, VIC 3350

Indicative selling price

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

Single Price:

\$239,000

Median sale price

Median price

\$1,122,000

Property type

Vacant Land


Suburb

GOLDEN POINT

Period

01 January 2024 to 31 December 2024

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
42 GLENDENNING ST, CANADIAN, VIC 3350	\$247,500	20/02/2024
205 TAIT ST, SEBASTOPOL, VIC 3356	\$240,000	21/07/2023
11 LUCK ST, SEBASTOPOL, VIC 3356	\$240,000	23/04/2024

This Statement of Information was prepared on:

05/03/2025