

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

524 BARKLY STREET 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

\$495,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Other

Suburb

Golden Point

Period-from

01 Jul 2022

to

30 Jun 2023

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

4 NUNN STREET BALLARAT EAST VIC 3350	\$520,000	03-Feb-23
138 HUMFFRAY STREET NORTH BALLARAT EAST VIC 3350	\$510,000	22-Apr-23
512 TALBOT STREET SOUTH REDAN VIC 3350	\$550,000	20-Aug-22

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: 05 July 2023



**4 NUNN STREET BALLARAT EAST
VIC 3350**

Sold Price

\$520,000

Sold Date

03-Feb-23



3



1



2

Distance

1.67km



**138 HUMFFRAY STREET NORTH
BALLARAT EAST VIC 3350**

Sold Price

\$510,000

Sold Date

22-Apr-23



4



1



1

Distance

1.98km



**512 TALBOT STREET SOUTH
REDAN VIC 3350**

Sold Price

\$550,000

Sold Date

20-Aug-22



4



1



4

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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