

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

4/430 MAIN ROAD 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

\$349,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$377,500

Property type

Unit

Suburb

Golden Point

Period-from

01 Dec 2022

to

30 Nov 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

5/106 CLAYTON STREET GOLDEN POINT VIC 3350	\$310,000	10-Feb-23
2/301 MAIN ROAD GOLDEN POINT VIC 3350	\$320,000	12-Jul-23
2/204 LARTER STREET GOLDEN POINT VIC 3350	\$352,000	18-Feb-23

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.
















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McGrath

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	5/106 CLAYTON STREET GOLDEN POINT VIC 3350	Sold Price	\$310,000	Sold Date	10-Feb-23
 2  1  1				Distance	0.27km
					
	2/301 MAIN ROAD GOLDEN POINT VIC 3350	Sold Price	\$320,000	Sold Date	12-Jul-23
 2  1  1				Distance	0.47km
					
	2/204 LARTER STREET GOLDEN POINT VIC 3350	Sold Price	\$352,000	Sold Date	18-Feb-23
 2  1  1				Distance	0.35km
					

RS = Recent sale

UN = Undisclosed Sale

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