

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 or
locality and postcode

632 Barkly Street, Golden Point Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$825,000 & \$895,000

Median sale price

Median price \$527,500 Property Type House Suburb Golden Point

Period - From 01/04/2021 to 31/03/2022 Source REIV

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
1	405 Gregory St SOLDIERS HILL 3350	\$880,000	03/03/2022
2	119 Canterbury St BROWN HILL 3350	\$870,000	10/01/2022
3	318 Ripon St.S BALLARAT CENTRAL 3350	\$850,000	24/05/2021

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:

06/06/2022 14:00



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Rooms: 8**Property Type:** House (Previously Occupied - Detached)**Land Size:** 744 sqm approx

Agent Comments

Indicative Selling Price

\$825,000 - \$895,000

Median House Price

Year ending March 2022: \$527,500

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties

**405 Gregory St SOLDIERS HILL 3350 (REI/VG)** Agent Comments

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Price: \$880,000**Method:** Private Sale**Date:** 03/03/2022**Property Type:** House (Res)**Land Size:** 568 sqm approx**119 Canterbury St BROWN HILL 3350 (REI/VG)** Agent Comments

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Price: \$870,000**Method:** Private Sale**Date:** 10/01/2022**Property Type:** House**Land Size:** 991 sqm approx**318 Ripon St.S BALLARAT CENTRAL 3350 (REI)** Agent Comments

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Price: \$850,000**Method:** Private Sale**Date:** 24/05/2021**Property Type:** House**Land Size:** 390 sqm approx