

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 319 Main Road, Golden Point Vic 3350

Indicative selling price

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

Range between \$590,000 & \$610,000

Median sale price

Median price \$502,500 Property Type House Suburb Golden Point

Period - From 01/01/2024 to 31/12/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	726 Barkly St MOUNT PLEASANT 3350	\$575,000	28/01/2025
2	532 Humffray St.S GOLDEN POINT 3350	\$640,000	30/12/2024
3	30 King St.S BALLARAT EAST 3350	\$607,500	25/10/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 31/01/2025 11:41

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Indicative Selling Price

\$590,000 - \$610,000

Median House Price

Year ending December 2024: \$502,500



Property Type: House (Res)

Land Size: 424 sqm approx

Agent Comments

Comparable Properties



726 Barkly St MOUNT PLEASANT 3350 (REI)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 28/01/2025

Property Type: House

Land Size: 803 sqm approx



532 Humffray St.S GOLDEN POINT 3350 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 30/12/2024

Property Type: House

Land Size: 663 sqm approx



30 King St.S BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$607,500

Method: Private Sale

Date: 25/10/2024

Property Type: House

Land Size: 597 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408



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