

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

628 Barkly Street, Golden Point Vic 3350

Indicative selling price

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

Range between

\$490,000

&

\$499,000

Median sale price

Median price

\$580,000

Property Type

House

Suburb

Golden Point

Period - From

03/08/2023

to

02/08/2024

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	309 Errard St.S BALLARAT CENTRAL 3350	\$515,000	17/06/2024
2	320 Skipton St BALLARAT CENTRAL 3350	\$495,000	23/05/2024
3	434 Main Rd GOLDEN POINT 3350	\$517,500	20/04/2024

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:

17/09/2024 15:04



 3  1  0

Property Type: House

Land Size: 906 sqm approx

Agent Comments

Comparable Properties



309 Errard St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

 3  1  1

Price: \$515,000

Method: Private Sale

Date: 17/06/2024

Property Type: House

Land Size: 483 sqm approx



320 Skipton St BALLARAT CENTRAL 3350 (REI)

Agent Comments

 3  1  2

Price: \$495,000

Method: Private Sale

Date: 23/05/2024

Property Type: House

Land Size: 607 sqm approx



434 Main Rd GOLDEN POINT 3350 (REI/VG)

Agent Comments

 3  1  1

Price: \$517,500

Method: Private Sale

Date: 20/04/2024

Property Type: House

Land Size: 444 sqm approx