Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	304 Humffray Street South, Golden Point Vic 3350
Including suburb and	
postcode	

Indicative selling price

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

Single price \$445,000

Median sale price

Median price	\$487,500	Pro	perty Type	House		Suburb	Golden Point
Period - From	14/02/2024	to	13/02/2025		Source	Property	/ Data

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

1	224 Main Rd GOLDEN POINT 3350	\$445,000	23/01/2025
2	113 Grant St GOLDEN POINT 3350	\$476,000	17/01/2025
3	1 Blair St GOLDEN POINT 3350	\$445,000	11/10/2024

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:	14/02/2025 09:32



Date of sale



Jason Ingram 0488 471 614 jason.ingram@fletchers.net.au

Indicative Selling Price \$445,000 Median House Price

14/02/2024 - 13/02/2025: \$487,500



Rooms: 5

Property Type: House **Land Size:** 245 sqm approx

Agent Comments

Comparable Properties



224 Main Rd GOLDEN POINT 3350 (REI)

💾 3 늘 1 🛱

Price: \$445,000 Method: Private Sale Date: 23/01/2025 Property Type: House Land Size: 644 sqm approx **Agent Comments**



113 Grant St GOLDEN POINT 3350 (REI)

4 • 1

Price: \$476,000 Method: Private Sale Date: 17/01/2025 Property Type: House Land Size: 404 sqm approx Agent Comments



1 Blair St GOLDEN POINT 3350 (REI/VG)

4 3 **i** 1 **i**

Price: \$445,000 Method: Private Sale Date: 11/10/2024

Property Type: House (Res) **Land Size:** 236 sqm approx

Agent Comments

Account - Fletchers | P: 03 5333 4797





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.