

# 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 304 Humffray Street South, Golden Point Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$445,000

### Median sale price

Median price \$487,500

Property 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.

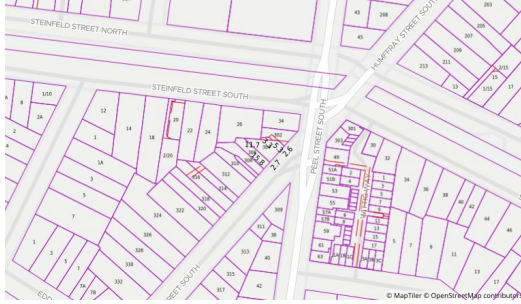
	Address of comparable property	Price	Date of sale
1	224 Main Rd GOLDEN POINT 3350	\$445,000	23/01/2025
2	113 Grant St GOLDEN POINT 3350	\$476,000	17/01/2025
3	1 Blair St GOLDEN POINT 3350	\$445,000	11/10/2024

**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



**Rooms:** 5  
**Property Type:** House  
**Land Size:** 245 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$445,000  
**Median House Price**  
14/02/2024 - 13/02/2025: \$487,500

## Comparable Properties



**224 Main Rd GOLDEN POINT 3350 (REI)**

**Agent Comments**



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



**113 Grant St GOLDEN POINT 3350 (REI)**

**Agent Comments**



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



**1 Blair St GOLDEN POINT 3350 (REI/VG)**

**Agent Comments**



**Price:** \$445,000  
**Method:** Private Sale  
**Date:** 11/10/2024  
**Property Type:** House (Res)  
**Land Size:** 236 sqm approx