Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 330 Larter Street, Golden Point Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betwee	\$1,000,000		&		\$1,100,0	00		
Median sale p	rice							
Median price	\$532,500	Pro	operty Type	Hous	se		Suburb	Golden Point
Period - From	01/01/2023	to	31/12/2023	5	So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	7 Recreation Rd MOUNT CLEAR 3350	\$1,070,000	30/01/2024
2	316 Clayton St CANADIAN 3350	\$850,000	01/12/2022
3	126 Canterbury St BROWN HILL 3350	\$785,000	02/01/2024

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:

08/04/2024 19:57









Property Type: Land **Land Size:** 6980 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending December 2023: \$532,500

Comparable Properties



7 Recreation Rd MOUNT CLEAR 3350 (REI)



Price: \$1,070,000 Method: Private Sale Date: 30/01/2024 Property Type: Land Land Size: 3288 sqm approx



316 Clayton St CANADIAN 3350 (VG)

Agent Comments

Agent Comments



Price: \$850,000 Method: Sale Date: 01/12/2022 Property Type: Land Land Size: 1861 sqm approx



126 Canterbury St BROWN HILL 3350 (REI)



Agent Comments

Price: \$785,000 Method: Private Sale Date: 02/01/2024 Property Type: Land Land Size: 2401 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300





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