

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

30 York Street, Golden Point Vic 3350

Indicative selling price

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

Range between \$590,000 & \$620,000

Median sale price

Median price \$550,000 Property Type House Suburb Golden Point

Period - From 01/04/2021 to 30/06/2021 Source 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.

	Address of comparable property	Price	Date of sale
1	128 Eureka St BALLARAT EAST 3350	\$650,000	21/07/2021
2	722 Geelong Rd CANADIAN 3350	\$580,000	16/07/2021
3	203 Clayton St CANADIAN 3350	\$550,000	24/05/2021

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:

17/09/2021 14:34



Property Type:
Agent Comments

Indicative Selling Price
\$590,000 - \$620,000
Median House Price
June quarter 2021: \$550,000

Comparable Properties



128 Eureka St BALLARAT EAST 3350 (REI/VG) **Agent Comments**



Price: \$650,000
Method: Private Sale
Date: 21/07/2021
Property Type: House (Res)
Land Size: 1330 sqm approx



722 Geelong Rd CANADIAN 3350 (REI/VG) **Agent Comments**



Price: \$580,000
Method: Private Sale
Date: 16/07/2021
Property Type: House (Res)
Land Size: 964 sqm approx

203 Clayton St CANADIAN 3350 (REI/VG) **Agent Comments**



Price: \$550,000
Method: Private Sale
Date: 24/05/2021
Property Type: House (Res)
Land Size: 1315 sqm approx