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 30 York Street, Golden Point Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	ov.au	/underquot	ting		
Range betweer	\$590,000		&		\$620,000			
Median sale price								
Median price	\$550,000	Pro	operty Type	Hou	ISE		Suburb	Golden Point
Period - From	01/04/2021	to	30/06/2021		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.

Ado	dress 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



6 2

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

Account - Buxton Ballarat | P: 03 5331 4544



propertydata

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