#### 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	319 Main Road, Golden Point Vic 3350
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$580,000 & \$590,000	)
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#### Median sale price

Median price	\$502,500	Pro	perty Type	House		Suburb	Golden Point
Period - From	01/01/2024	to	31/12/2024		Source	REIV	

### 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

	aress of comparable property	1 1100	Date of Sale
1	726 Barkly St MOUNT PLEASANT 3350	\$575,000	28/01/2025
2	532 Humffray St.S GOLDEN POINT 3350	\$640,000	30/12/2024
3	30 King St.S BALLARAT EAST 3350	\$607,500	25/10/2024

#### 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:	24/02/2025 11:41



Date of sale



**Indicative Selling Price** 

Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

\$580,000 - \$590,000 **Median House Price** 

Year ending December 2024: \$502,500





Property Type: House (Res) Land Size: 424 sqm approx **Agent Comments** 

## Comparable Properties



726 Barkly St MOUNT PLEASANT 3350 (REI)



**Agent Comments** 

Price: \$575,000 Method: Private Sale Date: 28/01/2025 Property Type: House Land Size: 803 sqm approx



532 Humffray St.S GOLDEN POINT 3350 (REI)





Agent Comments

Price: \$640,000 Method: Private Sale Date: 30/12/2024 Property Type: House Land Size: 663 sqm approx



30 King St.S BALLARAT EAST 3350 (REI)





**Agent Comments** 

Price: \$607,500 Method: Private Sale Date: 25/10/2024 Property Type: House Land Size: 597 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408





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