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	2/216 Grant Street, 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 \$495,000	&	\$510,000
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Median sale price

Median price	\$575,000	Pro	perty Type	House		Suburb	Golden Point
Period - From	20/02/2023	to	19/02/2024		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

Add	dress of comparable property	Price	Date of sale
1	3/723 Bond St MOUNT PLEASANT 3350	\$530,000	13/12/2023
2	20 Steinfeld St.S GOLDEN POINT 3350	\$500,000	27/11/2023
3	101a South St BALLARAT CENTRAL 3350	\$500,000	24/02/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/02/2024 15:24





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> Indicative Selling Price \$495,000 - \$510,000 Median House Price 20/02/2023 - 19/02/2024: \$575,000

Agent Comments

Agent Comments

Agent Comments



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Property Type: House (Res) Land Size: 278 sqm approx Agent Comments

Comparable Properties



3/723 Bond St MOUNT PLEASANT 3350 (REI)

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Price: \$530,000 Method: Private Sale Date: 13/12/2023

Property Type: Townhouse (Single)

20 Steinfeld St.S GOLDEN POINT 3350 (REI)

2 2 2 1

Price: \$500,000

Method: Private Sale

Method: Private Sale
Date: 27/11/2023
Property Type: Unit
Land Size: 255 sqm approx



101a South St BALLARAT CENTRAL 3350

(REI/VG)

1 3 **1**

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Price: \$500,000 **Method:** Private Sale **Date:** 24/02/2023

Property Type: House (Res) Land Size: 272 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408





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