

# 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  
Including suburb and  
postcode

2/216 Grant Street, Golden Point Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$495,000

&

\$510,000

### Median sale price

Median price

\$575,000

Property 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	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 comparable properties 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



4   2   1

**Property Type:** House (Res)

**Land Size:** 278 sqm approx

**Agent Comments**

## Comparable Properties



**3/723 Bond St MOUNT PLEASANT 3350 (REI)**

**Agent Comments**

3   2   2

**Price:** \$530,000

**Method:** Private Sale

**Date:** 13/12/2023

**Property Type:** Townhouse (Single)



**20 Steinfeld St.S GOLDEN POINT 3350 (REI)**

**Agent Comments**

2   2   1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 27/11/2023

**Property Type:** Unit

**Land Size:** 255 sqm approx



**101a South St BALLARAT CENTRAL 3350 (REI/VG)**

**Agent Comments**

3   1   -

**Price:** \$500,000

**Method:** Private Sale

**Date:** 24/02/2023

**Property Type:** House (Res)

**Land Size:** 272 sqm approx