

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 4 Young Street, Golden Point Vic 3350

Indicative selling price

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

Range between \$295,000 & \$315,000

Median sale price*

Median price Property Type Suburb Golden Point
Period - From to Source

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.

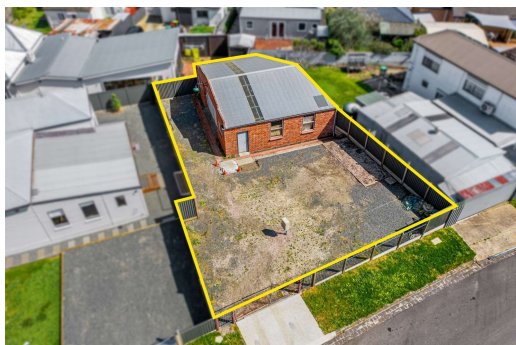
	Address of comparable property	Price	Date of sale
1	122 Tait St BONSHAW 3352	\$305,000	25/07/2024
2	2/12 Lake St WENDOUREE 3355	\$280,000	05/06/2024
3	4/15 Limetree Way LAKE GARDENS 3355	\$320,000	06/02/2024

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: 01/08/2024 13:31

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type:
Land Size: 300 sqm approx
Agent Comments

Indicative Selling Price
\$295,000 - \$315,000
No median price available

Comparable Properties



122 Tait St BONSHAW 3352 (REI)

Agent Comments



Price: \$305,000
Method: Private Sale
Date: 25/07/2024
Property Type: Land
Land Size: 459 sqm approx

2/12 Lake St WENDOUREE 3355 (REI)

Agent Comments



Price: \$280,000
Method: Private Sale
Date: 05/06/2024
Property Type: Land (Res)
Land Size: 471 sqm approx

4/15 Limetree Way LAKE GARDENS 3355 (VG) Agent Comments



Price: \$320,000
Method: Sale
Date: 06/02/2024
Property Type: Land
Land Size: 375 sqm approx