

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 James Street Golden Point VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$655,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Golden Point

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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.

Address of comparable property

Price











Date of sale

| | | |
|---|-----------|-----------|
| 812 Humffray Street South Mount Pleasant VIC 3350 | \$600,000 | 13-Jan-22 |
| 409 Barkly Street Golden Point VIC 3350 | \$660,000 | 10-Jan-22 |
| 613 Tress Street Golden Point VIC 3350 | \$615,000 | 06-Nov-21 |

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: 02 February 2022

| | | | | | |
|---|---|----------------------|---------------------------------------|------------------|-------------------------|
| <p>Health and Wellbeing at Property Inspections & Auctions</p> <p>Real estate professionals, the health of our valued clients and our staff is at our highest priority. To ensure your wellbeing at our inspections and auctions, we have put you to know these safety measures:</p> <ul style="list-style-type: none"> • All attendees are required to check in via QR code to ensure the property. • Face masks must be worn at all times. • Physical social distancing of 1.5m at all times. • Please refrain from touching any surfaces in the house and kitchen. <p>We ask that you please refrain from entering a property if you:</p> <ul style="list-style-type: none"> • are showing any flu-like symptoms, or have been in contact with someone who is unwell. • have been in contact with someone who has been diagnosed with or exposed to COVID-19. • have returned from overseas in the last 14 days. • have been in direct contact with a known person who has travelled overseas or overseas. <p>buxton</p> | <p>812 Humffray Street South Mount Pleasant VIC 3350</p> | <p>Sold Price</p> | <p>^{RS} \$600,000</p> | <p>Sold Date</p> | <p>13-Jan-22</p> |
| <p> 3  2  4</p> | <p>Distance</p> | <p>1.2km</p> | | | |
|  | <p>409 Barkly Street Golden Point VIC 3350</p> | <p>Sold Price</p> | <p>^{RS} \$660,000</p> | <p>Sold Date</p> | <p>10-Jan-22</p> |
| <p> 3  1  1</p> | <p>Distance</p> | <p>0.36km</p> | | | |
| <p>WE CAN'T WAIT TO HELP FIND YOUR NEXT HOME.</p> <p>However, safety is our priority, so we'll find our best, offering to the Victorian Government COVID-19 restrictions.</p> <p>From Saturday 20th October, we are pleased to welcome back buyers who are fully vaccinated and aged 18 and over. We will be holding open houses for the first time in 14 weeks, so we can help you find your next home. We are committed to do our best to ensure your next home sale. Please check in our app for updates on our latest inspection.</p> <p>McGrath</p> | <p>613 Tress Street Golden Point VIC 3350</p> | <p>Sold Price</p> | <p>\$615,000</p> | <p>Sold Date</p> | <p>06-Nov-21</p> |
| <p> 3  2  3</p> | <p>Distance</p> | <p>0.85km</p> | | | |

RS = Recent sale

UN = Undisclosed Sale

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