

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 or
locality and postcode

9 Mckee Street, Golden Point Vic 3350

Indicative selling price

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

Range between \$535,000 & \$575,000

Median sale price

Median price \$510,000 Property Type House Suburb Golden Point

Period - From 01/01/2021 to 31/12/2021 Source REIV

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
1	415 Gladstone St GOLDEN POINT 3350	\$565,000	01/11/2021
2	704 Eureka St BALLARAT EAST 3350	\$560,000	21/02/2022
3	10 English St GOLDEN POINT 3350	\$535,000	02/12/2021

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:

24/02/2022 18:40



4 2 4

Rooms: 7
Property Type: Residential
Land Size: 1293 sqm approx
Agent Comments

Indicative Selling Price
\$535,000 - \$575,000
Median House Price
Year ending December 2021: \$510,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



415 Gladstone St GOLDEN POINT 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$565,000
Method: Private Sale
Date: 01/11/2021
Rooms: 3
Property Type: House (Res)
Land Size: 535 sqm approx



704 Eureka St BALLARAT EAST 3350 (REI)

Agent Comments

3 2 2

Price: \$560,000
Method: Private Sale
Date: 21/02/2022
Property Type: House
Land Size: 857 sqm approx



10 English St GOLDEN POINT 3350 (REI/VG)

Agent Comments

3 2 3

Price: \$535,000
Method: Private Sale
Date: 02/12/2021
Property Type: House (Res)
Land Size: 581 sqm approx