

# 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

3/4 Lal Lal 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 \$350,000 & \$375,000

### Median sale price

Median price \$369,750 Property Type Unit Suburb Golden Point

Period - From 31/01/2023 to 30/01/2024 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	2/219 York St BALLARAT EAST 3350	\$400,000	21/08/2023
2	5 Latitude Ct BALLARAT EAST 3350	\$392,500	30/05/2023
3	2/221 York St BALLARAT EAST 3350	\$370,000	09/05/2023

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:

31/01/2024 14:33



 2    1    1

**Property Type:** Townhouse  
(Single)  
**Land Size:** 185 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**

\$350,000 - \$375,000

**Median Unit Price**

31/01/2023 - 30/01/2024: \$369,750

## Comparable Properties



**2/219 York St BALLARAT EAST 3350 (REI/VG)** [Agent Comments](#)

 2    2    1

**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 21/08/2023  
**Property Type:** House (Res)  
**Land Size:** 248 sqm approx



**5 Latitude Ct BALLARAT EAST 3350 (REI/VG)** [Agent Comments](#)

 2    1    1

**Price:** \$392,500  
**Method:** Private Sale  
**Date:** 30/05/2023  
**Property Type:** House



**2/221 York St BALLARAT EAST 3350 (REI/VG)** [Agent Comments](#)

 2    1    1

**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 09/05/2023  
**Property Type:** House (Res)