

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

24 YORK 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Golden Point

Period-from

01 Jul 2023

to

30 Jun 2024

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

6 MONTROSE STREET BALLARAT EAST VIC 3350	\$365,000	02-Feb-24
129C EUREKA STREET BALLARAT EAST VIC 3350	\$530,000	12-Jan-24
2/4 GORDON STREET BALLARAT EAST VIC 3350	\$375,000	15-Apr-24

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: 19th August 2024



**6 MONTROSE STREET BALLARAT
EAST VIC 3350**

2 1 1

Sold Price

\$365,000

Sold Date **02-Feb-24**

Distance **0.49km**



**129C EUREKA STREET BALLARAT
EAST VIC 3350**

2 1 1

Sold Price

\$530,000

Sold Date **12-Jan-24**

Distance **0.67km**



**2/4 GORDON STREET BALLARAT
EAST VIC 3350**

2 1 1

Sold Price

\$375,000

Sold Date **15-Apr-24**

Distance **0.92km**



**301 GLADSTONE STREET GOLDEN
POINT VIC 3350**

2 1 1

Sold Price

\$420,000

Sold Date **17-Oct-23**

Distance **0.96km**



**837 BARKLY STREET MOUNT
PLEASANT VIC 3350**

2 1 1

Sold Price

\$400,000

Sold Date **18-Jan-24**

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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