

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

116 Endall Road, Golden Point Vic 3451

Indicative selling price

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

Single price

\$745,000

Median sale price

Median price

\$530,000

Property Type

House

Suburb

Golden Point

Period - From

02/05/2021

to

01/05/2022

Source

REIV

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	60 Sparks Rd CHEWTON 3451	\$760,000	06/04/2022
2	9 Faraday School Rd FARADAY 3451	\$754,500	06/07/2021
3	459 Golden Point Rd FARADAY 3451	\$615,000	04/08/2021

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:

02/05/2022 15:33



2 1 10

Property Type: House
Land Size: 77927 sqm approx
Agent Comments

Indicative Selling Price
\$745,000

Median House Price
02/05/2021 - 01/05/2022: \$530,000

Comparable Properties



60 Sparks Rd CHEWTON 3451 (REI)

Agent Comments

2 1 4

Price: \$760,000
Method: Private Sale
Date: 06/04/2022
Property Type: House
Land Size: 45430 sqm approx



9 Faraday School Rd FARADAY 3451 (REI/VG)

Agent Comments

4 2 2

Price: \$754,500
Method: Private Sale
Date: 06/07/2021
Property Type: House
Land Size: 76890.34 sqm approx



459 Golden Point Rd FARADAY 3451 (REI/VG)

Agent Comments

3 1 2

Price: \$615,000
Method: Private Sale
Date: 04/08/2021
Property Type: House
Land Size: 10000 sqm approx