

# 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](http://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