

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

1/430 Main Road, Golden Point 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

\$340,000

or range between

\$*

&

\$

Median sale price

Median price

\$372,000

Property type

House

Suburb

Golden Point

Period - From

01/06/2019

to

31/05/2020

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
109 Larter Street, Ballarat East 3350	\$340,000	02/07/2019
230 Main Road, Golden Point 3350	\$335,000	25/06/2019
218 Main Road, Golden Point 3350	\$364,998	28/10/2019

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:

05/06/2020