

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

5/106 CLAYTON 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

or range
between

\$299,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Golden Point

Period-from

01 Jan 2022

to

31 Dec 2022

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

1/106 Larter Street Golden Point VIC 3350	\$300,000	11.05.2022
3/318 Kline Street Ballarat East VIC 3350	\$315,000	18.08.2022
10/209 Leith Street Redan VIC 3350	\$345,000	25.05.2022

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: 11 Jan 2023


**2/601 GRANT STREET GOLDEN
POINT VIC 3350**
 2  1  1

Sold Price

\$350,000

Sold Date

25-Oct-21

Distance

0.34km

**9/8 SPENCER STREET CANADIAN
VIC 3350**
 2  1  1

Sold Price

\$360,000

Sold Date

29-May-22

Distance

0.85km

**1/60 GENT STREET BALLARAT
EAST VIC 3350**
 2  1  1

Sold Price

\$375,000

Sold Date

01-Jul-22

Distance

1.72km
RS = Recent sale

UN = Undisclosed Sale

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