

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

4 SOVEREIGN 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

\$585,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,500

Property type

House

Suburb

Golden Point

Period-from

01 Nov 2021

to

31 Oct 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

30 YORK STREET GOLDEN POINT VIC 3350	\$605,000	09-Oct-21
127 EUREKA STREET BALLARAT EAST VIC 3350	\$608,000	28-Jun-22
8 BOYLE STREET GOLDEN POINT VIC 3350	\$595,000	24-Mar-22

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: 24 November 2022


**30 YORK STREET GOLDEN POINT
VIC 3350**

Sold Price

\$605,000

Sold Date

09-Oct-21


Distance

0.08km

**127 EUREKA STREET BALLARAT
EAST VIC 3350**

Sold Price

\$608,000

Sold Date

28-Jun-22


Distance

0.64km

**8 BOYLE STREET GOLDEN POINT
VIC 3350**

Sold Price

\$595,000

Sold Date

24-Mar-22


Distance

0.81km
RS = Recent sale

UN = Undisclosed Sale

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