

# 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

13 Stocks Street, Golden Point Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$455,000

&

\$465,000

### Median sale price

Median price

\$523,750

Property Type

House

Suburb

Golden Point

Period - From

01/10/2023

to

30/09/2024

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	1 Blair St GOLDEN POINT 3350	\$445,000	11/10/2024
2	36 Eastwood St BAKERY HILL 3350	\$490,000	21/08/2024
3	3 Skipton St BALLARAT CENTRAL 3350	\$460,000	01/07/2024

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:

11/11/2024 13:18

13 Stocks Street, Golden Point Vic 3350

**BALLARAT**  
PROPERTY AGENTS

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**Indicative Selling Price**

\$455,000 - \$465,000

**Median House Price**

Year ending September 2024: \$523,750



3 -

**Property Type:** House

**Land Size:** 453 sqm approx

Agent Comments

## Comparable Properties



**1 Blair St GOLDEN POINT 3350 (REI)**

Agent Comments

3 1 1

**Price:** \$445,000

**Method:** Private Sale

**Date:** 11/10/2024

**Property Type:** House (Res)

**Land Size:** 236 sqm approx



**36 Eastwood St BAKERY HILL 3350 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$490,000

**Method:** Private Sale

**Date:** 21/08/2024

**Property Type:** House

**Land Size:** 561 sqm approx



**3 Skipton St BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$460,000

**Method:** Private Sale

**Date:** 01/07/2024

**Property Type:** House

**Land Size:** 258 sqm approx

**Account -** Ballarat Property Agents | P: 03 5324 2408



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