Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 207 Main Road, Golden Point Vic 3350

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$400,000		&		\$440,000			
Median sale p	rice							
Median price	\$476,000	Pro	operty Type	Hou	se		Suburb	Golden Point
Period - From	01/04/2024	to	31/03/2025		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	815 Talbot St.S REDAN 3350	\$440,000	05/12/2024
2	13 Frances Cr BALLARAT EAST 3350	\$415,000	05/12/2024
3	205 Main Rd GOLDEN POINT 3350	\$420,000	22/11/2024

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:

20/05/2025 18:48



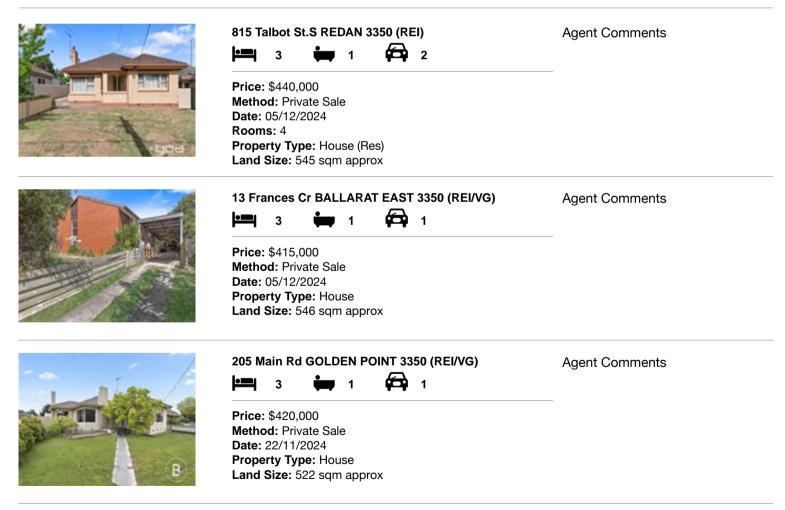






Property Type: House **Land Size:** 564 sqm approx Agent Comments Indicative Selling Price \$400,000 - \$440,000 Median House Price Year ending March 2025: \$476,000

Comparable Properties



Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300



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