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

290 GOLDEN POINT ROAD GOLDEN POINT VIC 3451

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	\$950,000	&	\$995,000
Single Price		\$950,000	&	\$995,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
40 QUARTZ HILL ROAD MOONLIGHT FLAT VIC 3450	\$1,100,000	25-Oct-24
701 PYRENEES HIGHWAY CHEWTON VIC 3451	\$1,150,000	26-Jul-24
580 PYRENEES HIGHWAY CHEWTON VIC 3451	\$1,200,000	13-Nov-24

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: 28 July 2025





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40 QUARTZ HILL ROAD **MOONLIGHT FLAT VIC 3450**

₾ 2 ⇔ 2 Sold Price

\$1,100,000 Sold Date 25-Oct-24

Distance 2.8km



701 PYRENEES HIGHWAY **CHEWTON VIC 3451**

\$ 2

Sold Price

\$1,150,000 Sold Date 26-Jul-24

Distance 3.31km



580 PYRENEES HIGHWAY CHEWTON VIC 3451

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Sold Price

\$1,200,000 Sold Date 13-Nov-24

Distance

3.75km

RS = Recent sale

UN = Undisclosed Sale

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