Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
LIODELIA	Ollelea	101	Saic

Address
Including suburb and postcode

4 BAGGE 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	\$650,000	&	\$670,000
_	between			

Median sale price

(*Delete house or unit as applicable)

Median Price	\$487,500	Prop	erty type		House	Suburb	Golden Point
Period-from	01 May 2024	to	30 Apr 2	2025	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
36 PEAKE STREET GOLDEN POINT VIC 3350	\$650,000	28-Jan-25
12 DUNN STREET GOLDEN POINT VIC 3350	\$670,000	30-Aug-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: 26 May 2025





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36 PEAKE STREET GOLDEN POINT Sold Price VIC 3350

\$650,000 Sold Date **28-Jan-25**

■ 3 ₾ 2 <u></u> Distance 0.44km



12 DUNN STREET GOLDEN POINT Sold Price

\$670,000 Sold Date 30-Aug-24

Distance 0.07km

VIC 3350 **፷** 3 ₽ 2

RS = Recent sale

UN = Undisclosed Sale

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