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





Joshua Horvat P 0478804929 M 0478804929

E jhorvat@ballaratrealestate.com



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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