

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

5 Magpie Street, Golden Point Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$965,000

&

\$985,000

Median sale price

Median price \$502,500

Property Type House

Suburb Golden Point

Period - From 01/01/2024

to 31/12/2024

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	308 Barkly St GOLDEN POINT 3350	\$995,000	15/02/2024
2	48 Steinfeld St.S GOLDEN POINT 3350	\$950,000	08/02/2024
3	537 Barkly St GOLDEN POINT 3350	\$1,100,000	22/01/2024

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:

18/03/2025 15:36

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Indicative Selling Price

\$965,000 - \$985,000

Median House Price

Year ending December 2024: \$502,500



Property Type:
Agent Comments

Comparable Properties



308 Barkly St GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$995,000
Method: Private Sale
Date: 15/02/2024
Property Type: House
Land Size: 876 sqm approx



48 Steinfeld St.S GOLDEN POINT 3350 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 08/02/2024
Property Type: House (Res)
Land Size: 605 sqm approx



537 Barkly St GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 22/01/2024
Property Type: House (Res)
Land Size: 860 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408