# 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 betweer	\$965,000		&		\$985,000					
Median sale p	rice									
Median price	\$527,500	Pro	operty Type	Hous	se		Suburb	Golden Point		
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	128 Windermere St BALLARAT CENTRAL 3350	\$1,165,000	25/06/2025
2	413 Skipton St REDAN 3350	\$975,000	25/06/2025
3	217 Lydiard St.N SOLDIERS HILL 3350	\$1,425,000	13/06/2025

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:

30/08/2025 15:14



5 Magpie Street, Golden Point Vic 3350







**Property Type:** Agent Comments

Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

> **Indicative Selling Price** \$965,000 - \$985,000 **Median House Price** June quarter 2025: \$527,500

# **Comparable Properties**



128 Windermere St BALLARAT CENTRAL 3350 (REI/VG) Agent Comments



Price: \$1,165,000 Method: Private Sale Date: 25/06/2025 Property Type: House Land Size: 510 sqm approx

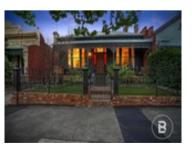


4 Price: \$975,000 Method: Private Sale Date: 25/06/2025

413 Skipton St REDAN 3350 (REI)



Agent Comments



Property Type: House Land Size: 915 sqm approx



2 4 2

Agent Comments

Price: \$1,425,000 Method: Private Sale Date: 13/06/2025 Property Type: House Land Size: 623 sqm approx

#### Account - Ballarat Property Agents | P: 03 5324 2408



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