Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	5 Magpie Street, Golden Point Vic 3350
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$502,500	Pro	perty 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

Add	dress 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 comparableproperties 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





Indicative Selling Price

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

\$965,000 - \$985,000 **Median House Price**

Year ending December 2024: \$502,500





Comparable Properties



308 Barkly St GOLDEN POINT 3350 (REI/VG)

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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)

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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)

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Price: \$1,100,000 Method: Private Sale Date: 22/01/2024

Property Type: House (Res) **Land Size:** 860 sqm approx

Agent Comments

Account - Ballarat Property Agents | P: 03 5324 2408





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