## 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	501 Bond Street, Golden Point Vic 3350
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$430,000	&	\$450,000
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### Median sale price

Median price	\$527,500	Pro	perty Type	House		Suburb	Golden Point
Period - From	01/04/2025	to	30/06/2025		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

Address of comparable property		Price	Date of sale
1	207 Main Rd GOLDEN POINT 3350	\$441,000	14/06/2025
2	116 Johns St BALLARAT EAST 3350	\$450,000	02/06/2025
3	501 York St BALLARAT EAST 3350	\$450,000	23/04/2025

#### 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.

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**Indicative Selling Price** \$430,000 - \$450,000 **Median House Price** June quarter 2025: \$527,500



Rooms: 4

Property Type: House Land Size: 461 sqm approx

**Agent Comments** 

# Comparable Properties



207 Main Rd GOLDEN POINT 3350 (REI)

**Agent Comments** 

Price: \$441,000 Method: Auction Sale Date: 14/06/2025

Property Type: House (Res) Land Size: 566 sqm approx



116 Johns St BALLARAT EAST 3350 (REI)

Agent Comments

Price: \$450,000 Method: Private Sale Date: 02/06/2025 Rooms: 5

Property Type: House (Res)



501 York St BALLARAT EAST 3350 (VG)

Price: \$450,000 Method: Sale Date: 23/04/2025

Property Type: House (Res) Land Size: 531 sqm approx **Agent Comments** 

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