

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

501 Bond Street, Golden Point Vic 3350

Indicative selling price

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

Range between

\$430,000

&

\$450,000

Median sale price

Median price

\$527,500

Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

15/07/2025 10:20



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)

Agent Comments



Price: \$450,000

Method: Sale

Date: 23/04/2025

Property Type: House (Res)

Land Size: 531 sqm approx