Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1 James Street, Golden Point Vic 3350
Including suburb and	·
postcode	

Indicative selling price

Property offered for sale

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

Range between \$395,000 & \$430,000

Median sale price

Median price	\$570,000	Pro	perty Type	House		Suburb	Golden Point
Period - From	14/02/2023	to	13/02/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price

1	611 Grant St GOLDEN POINT 3350	\$448,000	15/01/2024
2			
3			

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:	14/02/2024 13:59

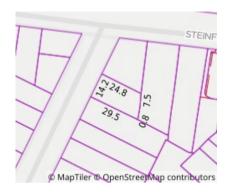


Date of sale



Tony Douglass 5329 2500 0418555973 tonydouglass@jelliscraig.com.au

Indicative Selling Price \$395,000 - \$430,000 **Median House Price** 14/02/2023 - 13/02/2024: \$570,000



Property Type: House **Agent Comments**

Comparable Properties



611 Grant St GOLDEN POINT 3350 (REI)

Agent Comments

Price: \$448,000 Method: Private Sale Date: 15/01/2024 Property Type: House Land Size: 569 sqm approx

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.

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555



