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

109 Little Dodds Street, Golden Point Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$475,000		&		\$515,000				
Median sale p	rice								
Median price	\$541,250	Pro	operty Type	Hou	ISE		Suburb	Golden Point	
Period - From	01/07/2022	to	30/06/2023		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	119 Scott Pde BALLARAT EAST 3350	\$495,000	20/01/2023
2	910 Tress St MOUNT PLEASANT 3350	\$490,000	03/07/2023
3	306 Lal Lal St CANADIAN 3350	\$490,000	01/05/2023

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:

18/07/2023 13:07









Property Type: House (Res) **Land Size:** 411 sqm approx Agent Comments Indicative Selling Price \$475,000 - \$515,000 Median House Price Year ending June 2023: \$541,250

Comparable Properties



119 Scott Pde BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$495,000 Method: Private Sale Date: 20/01/2023 Property Type: House (Res) Land Size: 374 sqm approx



910 Tress St MOUNT PLEASANT 3350 (REI)

Agent Comments



Price: \$490,000 Method: Private Sale Date: 03/07/2023 Property Type: House Land Size: 608 sqm approx

306 Lal Lal St CANADIAN 3350 (REI)



Agent Comments

Price: \$490,000 Method: Private Sale Date: 01/05/2023 Property Type: House Land Size: 752 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300





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