

# 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
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$475,000
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 & 

\$515,000
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### Median sale price

Median price 

\$541,250
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 Property Type 

House
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 Suburb 

Golden Point
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Period - From 

01/07/2022
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 to 

30/06/2023
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 Source 

REIV
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### 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	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
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 3  1  1

**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

 3  1  2

**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

 3  1  4

**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

 3  1  2

**Price:** \$490,000

**Method:** Private Sale

**Date:** 01/05/2023

**Property Type:** House

**Land Size:** 752 sqm approx

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