# Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb or locality and postcode

19 Blair Street, Golden Point Vic 3350

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$650,000		&		\$695,000					
Median sale p	price									
Median price	\$537,500	Pro	operty Type	Hou	se		Suburb	Golden Point		
Period - From	17/09/2022	to	16/09/2023	;	So	urce	REIV			

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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	11 Blair St GOLDEN POINT 3350	\$720,000	22/09/2022
2	7 Cameron St GOLDEN POINT 3350	\$705,000	28/07/2023
3	18 James St GOLDEN POINT 3350	\$671,000	20/06/2022

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

17/09/2023 13:30









Property Type: House Land Size: 675 sqm approx Agent Comments

**Indicative Selling Price** \$650,000 - \$695,000 Median House Price 17/09/2022 - 16/09/2023: \$537,500

# **Comparable Properties**



11 Blair St GOLDEN POINT 3350 (REI/VG)



Price: \$720,000 Method: Private Sale Date: 22/09/2022 Property Type: House Land Size: 625 sqm approx

7 Cameron St GOLDEN POINT 3350 (REI)

Agent Comments

Agent Comments





Price: \$705,000 Method: Private Sale Date: 28/07/2023 Property Type: House Land Size: 415 sqm approx

18 James St GOLDEN POINT 3350 (REI/VG)



Agent Comments



Method: Private Sale Date: 20/06/2022 Property Type: House (Res) Land Size: 494 sqm approx

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





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