

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 between \$650,000 & \$695,000

Median sale price

Median price \$537,500 Property Type House Suburb Golden Point

Period - From 17/09/2022 to 16/09/2023 Source 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.

	Address 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



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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)

Agent Comments

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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

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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

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Price: \$671,000
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