

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

330 Larter Street, Golden Point Vic 3350

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$532,500

Property Type

House

Suburb

Golden Point

Period - From

01/01/2023

to

31/12/2023

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	7 Recreation Rd MOUNT CLEAR 3350	\$1,070,000	30/01/2024
2	316 Clayton St CANADIAN 3350	\$850,000	01/12/2022
3	126 Canterbury St BROWN HILL 3350	\$785,000	02/01/2024

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:

08/04/2024 19:57



Property Type: Land
Land Size: 6980 sqm approx
Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 Year ending December 2023: \$532,500

Comparable Properties



7 Recreation Rd MOUNT CLEAR 3350 (REI)

Agent Comments



Price: \$1,070,000
Method: Private Sale
Date: 30/01/2024
Property Type: Land
Land Size: 3288 sqm approx



316 Clayton St CANADIAN 3350 (VG)

Agent Comments



Price: \$850,000
Method: Sale
Date: 01/12/2022
Property Type: Land
Land Size: 1861 sqm approx



126 Canterbury St BROWN HILL 3350 (REI)

Agent Comments



Price: \$785,000
Method: Private Sale
Date: 02/01/2024
Property Type: Land
Land Size: 2401 sqm approx

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