

# 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 48 Steinfeld Street, Golden Point Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$550,000 Property Type House Suburb Golden Point

Period - From 09/11/2022 to 08/11/2023 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	513 Ascot St.S REDAN 3350	\$1,200,000	21/08/2023
2	613 Lydiard St.N SOLDIERS HILL 3350	\$1,052,300	28/03/2023
3	233 Lydiard St.N SOLDIERS HILL 3350	\$1,040,000	10/10/2022

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: 09/11/2023 10:53

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**Property Type:** House  
**Land Size:** 605 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
09/11/2022 - 08/11/2023: \$550,000

## Comparable Properties



**513 Ascot St.S REDAN 3350 (REI)**

Agent Comments

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**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 21/08/2023  
**Property Type:** House  
**Land Size:** 1140 sqm approx



**613 Lydiard St.N SOLDIERS HILL 3350 (REI)**

Agent Comments

4   2   2

**Price:** \$1,052,300  
**Method:** Private Sale  
**Date:** 28/03/2023  
**Property Type:** House (Res)  
**Land Size:** 660 sqm approx



**233 Lydiard St.N SOLDIERS HILL 3350 (REI)**

Agent Comments

4   3   2

**Price:** \$1,040,000  
**Method:** Private Sale  
**Date:** 10/10/2022  
**Property Type:** House  
**Land Size:** 569 sqm approx