

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 508 Humffray Street South, Golden Point Vic 3350

Indicative selling price

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

Range between \$445,000 & \$470,000

Median sale price

Median price \$570,000 Property Type House Suburb Golden Point

Period - From 04/03/2023 to 03/03/2024 Source REIV

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	601 Humffray St.S GOLDEN POINT 3350	\$485,000	01/06/2023
2	17 Moyle St BALLARAT CENTRAL 3350	\$470,000	12/06/2023
3	19 Haymes Cr GOLDEN POINT 3350	\$450,000	20/09/2023

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: 04/03/2024 16:07



Property Type:
Agent Comments

Indicative Selling Price
\$445,000 - \$470,000
Median House Price
04/03/2023 - 03/03/2024: \$570,000

Comparable Properties



601 Humffray St.S GOLDEN POINT 3350 (REI) Agent Comments



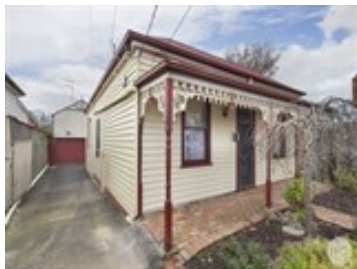
Price: \$485,000
Method: Private Sale
Date: 01/06/2023
Rooms: 5
Property Type: House (Res)
Land Size: 710 sqm approx



17 Moyle St BALLARAT CENTRAL 3350 (REI/VG) Agent Comments



Price: \$470,000
Method: Private Sale
Date: 12/06/2023
Property Type: House (Res)
Land Size: 326 sqm approx



19 Haymes Cr GOLDEN POINT 3350 (REI/VG) Agent Comments



Price: \$450,000
Method: Private Sale
Date: 20/09/2023
Property Type: House
Land Size: 290 sqm approx

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