

# 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

6 Conrad Court, Golden Point Vic 3350

### Indicative selling price

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

Range between \$575,000 & \$595,000

### Median sale price

Median price \$502,500 Property Type House Suburb Golden Point

Period - From 07/06/2023 to 06/06/2024 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	143b Humffray St.N BALLARAT EAST 3350	\$600,000	14/03/2024
2	11/322 Clayton St CANADIAN 3350	\$600,000	16/03/2024
3	5 Conrad Ct GOLDEN POINT 3350	\$580,000	20/10/2023

**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:

07/06/2024 15:50



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**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 476 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$575,000 - \$595,000  
**Median House Price**  
07/06/2023 - 06/06/2024: \$502,500

## Comparable Properties



**143b Humffray St.N BALLARAT EAST 3350 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 14/03/2024  
**Property Type:** House  
**Land Size:** 375 sqm approx



**11/322 Clayton St CANADIAN 3350 (REI)**

Agent Comments

3   2   2

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 16/03/2024  
**Property Type:** Townhouse (Single)

**5 Conrad Ct GOLDEN POINT 3350 (VG)**

Agent Comments

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**Price:** \$580,000  
**Method:** Sale  
**Date:** 20/10/2023  
**Property Type:** House (Res)  
**Land Size:** 431 sqm approx

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