

# 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 628 Barkly Street, 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 \$545,000 & \$555,000

### Median sale price

Median price \$580,000 Property Type House Suburb Golden Point

Period - From 01/07/2023 to 30/06/2024 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	5 Fawkner St BALLARAT CENTRAL 3350	\$585,000	09/05/2024
2	726 Bond St MOUNT PLEASANT 3350	\$556,000	12/06/2024
3	14 Peake St GOLDEN POINT 3350	\$505,000	03/01/2024

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: 01/07/2024 15:03

Lisa Horvat

03 5324 2408

0400 533 667

[lisa@ballaratpropertyagents.com.au](mailto:lisa@ballaratpropertyagents.com.au)



3 1 0

**Property Type:** House

**Land Size:** 906 sqm approx

Agent Comments

**Indicative Selling Price**

\$545,000 - \$555,000

**Median House Price**

01/07/2023 - 30/06/2024: \$580,000

## Comparable Properties



**5 Fawcner St BALLARAT CENTRAL 3350 (REI)** Agent Comments

3 1 1

**Price:** \$585,000

**Method:** Private Sale

**Date:** 09/05/2024

**Property Type:** House (Res)

**Land Size:** 887 sqm approx



**726 Bond St MOUNT PLEASANT 3350 (REI)** Agent Comments

3 1 1

**Price:** \$556,000

**Method:** Private Sale

**Date:** 12/06/2024

**Property Type:** House

**Land Size:** 584 sqm approx



**14 Peake St GOLDEN POINT 3350 (REI/VG)** Agent Comments

3 1 1

**Price:** \$505,000

**Method:** Private Sale

**Date:** 03/01/2024

**Property Type:** House

**Land Size:** 502 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408