

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

628 Barkly Street, Golden Point Vic 3350

Indicative selling price

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

Range between \$630,000 & \$649,950

Median sale price

Median price \$541,250 Property Type House Suburb Golden Point
Period - From 01/07/2022 to 30/06/2023 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	634 Barkly St GOLDEN POINT 3350	\$639,000	30/09/2022
2	117 Grant St GOLDEN POINT 3350	\$635,000	20/07/2023
3	17 Leith St REDAN 3350	\$625,000	07/10/2022

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: 10/08/2023 09:16

628 Barkly Street, Golden Point Vic 3350



Phil Petrie
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Indicative Selling Price

\$630,000 - \$649,950

Median House Price

Year ending June 2023: \$541,250



3 1 0

Property Type: House

Land Size: 906 sqm approx

Agent Comments

Comparable Properties



634 Barkly St GOLDEN POINT 3350 (VG)

Agent Comments

3 - -

Price: \$639,000

Method: Sale

Date: 30/09/2022

Property Type: House (Res)

Land Size: 713 sqm approx



117 Grant St GOLDEN POINT 3350 (REI)

Agent Comments

3 1 1

Price: \$635,000

Method: Private Sale

Date: 20/07/2023

Property Type: House (Res)



17 Leith St REDAN 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$625,000

Method: Private Sale

Date: 07/10/2022

Property Type: House (Res)

Land Size: 603 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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