

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

7 Eddy Street, Golden Point Vic 3350

Indicative selling price

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

Single price \$449,950

Median sale price

Median price \$532,500

Property Type House

Suburb Golden Point

Period - From 01/01/2023

to 31/12/2023

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	4 Nolan St SOLDIERS HILL 3350	\$465,000	11/12/2023
2	19 Haymes Cr GOLDEN POINT 3350	\$450,000	20/09/2023
3	901a Eyre St BALLARAT CENTRAL 3350	\$442,000	25/01/2024

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:

08/04/2024 10:44

7 Eddy Street, Golden Point Vic 3350



Trevor Petrie
03 5333 4322
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trevor@trevorpetrie.com.au

Indicative Selling Price
\$449,950

Median House Price
Year ending December 2023: \$532,500



4 1 2

Rooms: 6
Property Type: Residence
Land Size: 392 sqm approx
Agent Comments

Comparable Properties



4 Nolan St SOLDIERS HILL 3350 (REI/VG)

[Agent Comments](#)

4 1 2

Price: \$465,000
Method: Private Sale
Date: 11/12/2023
Property Type: House
Land Size: 720 sqm approx



19 Haymes Cr GOLDEN POINT 3350 (REI/VG)

[Agent Comments](#)

3 1 1

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



901a Eyre St BALLARAT CENTRAL 3350 (REI/VG)

[Agent Comments](#)

3 1 -

Price: \$442,000
Method: Private Sale
Date: 25/01/2024
Property Type: House
Land Size: 510 sqm approx

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



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