

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

515 Grant Street Golden Point VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$371,500

*House

X

*Unit

Suburb

Golden Point

Period-from

01 Jul 2018

to

30 Jun 2019

Source

Corelogic

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

512 Barkly Street Golden Point VIC 3350	\$561,000	06-Oct-18
11 Haymes Crescent Golden Point VIC 3350	\$550,000	19-Jun-18
39 Eastwood Street Bakery Hill VIC 3350	\$577,500	10-Sep-18

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.~~

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512 Barkly Street Golden Point VIC 3350

Sold Price

\$561,000

Sold Date

06-Oct-18

 3  1  1

Distance

0.51km



11 Haymes Crescent Golden Point VIC 3350

Sold Price

\$550,000

Sold Date

19-Jun-18

 3  1  3

Distance

0.55km



39 Eastwood Street Bakery Hill VIC 3350

Sold Price

\$577,500

Sold Date

10-Sep-18

 3  1  2

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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