

# 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

17 Blair 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 \$660,000 & \$690,000

### Median sale price

Median price \$372,500 Property Type House Suburb Golden Point

Period - From 01/01/2019 to 31/12/2019 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	13 Young St GOLDEN POINT 3350	\$675,000	23/01/2020
2	223 Raglan St.S BALLARAT CENTRAL 3350	\$665,000	22/10/2019
3	9 Peake St GOLDEN POINT 3350	\$650,000	30/01/2020

**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:

31/03/2020 09:44



**Property Type:** Land  
**Land Size:** 302 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$660,000 - \$690,000  
**Median House Price**  
 Year ending December 2019: \$372,500

## Comparable Properties



**13 Young St GOLDEN POINT 3350 (REI/VG)**

Agent Comments



**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 23/01/2020  
**Property Type:** House  
**Land Size:** 378 sqm approx



**223 Raglan St.S BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments



**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 22/10/2019  
**Property Type:** House (Res)  
**Land Size:** 414 sqm approx



**9 Peake St GOLDEN POINT 3350 (REI)**

Agent Comments



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 30/01/2020  
**Property Type:** House  
**Land Size:** 700 sqm approx