

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

19 Blair Street, Golden Point Vic 3350

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$550,000 Property Type House Suburb Golden Point

Period - From 01/04/2021 to 30/06/2021 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	311 Lyons St.S BALLARAT CENTRAL 3350	\$1,170,000	20/06/2021
2	113 Windermere St BALLARAT CENTRAL 3350	\$1,135,000	18/05/2021
3	214 Raglan St.S BALLARAT CENTRAL 3350	\$1,045,000	02/09/2021

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:

15/09/2021 11:37

19 Blair Street, Golden Point Vic 3350



 3  2  4

Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 977 sqm approx

[Agent Comments](#)

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
June quarter 2021: \$550,000

Comparable Properties



311 Lyons St.S BALLARAT CENTRAL 3350 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,170,000

Method: Private Sale

Date: 20/06/2021

Property Type: House (Res)

Land Size: 748 sqm approx



113 Windermere St BALLARAT CENTRAL 3350 (REI/VG)

[Agent Comments](#)

 3  2  4

Price: \$1,135,000

Method: Private Sale

Date: 18/05/2021

Property Type: House

Land Size: 1024 sqm approx



214 Raglan St.S BALLARAT CENTRAL 3350 (REI)

[Agent Comments](#)

 4  2  -

Price: \$1,045,000

Method: Private Sale

Date: 02/09/2021

Property Type: House (Res)

Land Size: 926 sqm approx

Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798



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