

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 3/106 Larter Street, Golden Point Vic 3350

Indicative selling price

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

Range between \$165,000 & \$175,000

Median sale price

Median price \$372,000 House X Unit Suburb or locality Golden Point

Period - From 01/04/2018 to 31/03/2019 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 eighteen 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	4/243 York St BALLARAT EAST 3350	\$192,000	16/03/2018
2	1/106 Larter St GOLDEN POINT 3350	\$191,000	03/01/2019
3	2/512 York St BALLARAT EAST 3350	\$187,000	19/11/2018

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 eighteen months.~~

3/106 Larter Street, Golden Point Vic 3350



 1  1  1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$165,000 - \$175,000
Median House Price
Year ending March 2019: \$372,000

Comparable Properties



4/243 York St BALLARAT EAST 3350 (REI/VG) [Agent Comments](#)

 2  1  1

Price: \$192,000
Method: Private Sale
Date: 16/03/2018
Rooms: -
Property Type: Unit



1/106 Larter St GOLDEN POINT 3350 (REI) [Agent Comments](#)

 2  1  1

Price: \$191,000
Method: Private Sale
Date: 03/01/2019
Rooms: 4
Property Type: Unit



2/512 York St BALLARAT EAST 3350 (REI/VG) [Agent Comments](#)

 2  1  1

Price: \$187,000
Method: Private Sale
Date: 19/11/2018
Rooms: -
Property Type: Unit