

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 222 Larter Street, Golden Point Vic 3350

Indicative selling price

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

Range between \$325,000 & \$345,000

Median sale price

Median price \$370,000 House X Unit Suburb Golden Point

Period - From 01/01/2018 to 31/12/2018 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	318 Main Rd GOLDEN POINT 3350	\$335,000	29/10/2018
2	362 Rodier St BALLARAT EAST 3350	\$330,000	30/10/2018
3	6 Princes St.S BALLARAT EAST 3350	\$325,000	14/04/2018

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.

222 Larter Street, Golden Point Vic 3350



Rooms:
Property Type: Land
Land Size: 390 sqm approx
Agent Comments

Indicative Selling Price
\$325,000 - \$345,000
Median House Price
Year ending December 2018: \$370,000

Comparable Properties



318 Main Rd GOLDEN POINT 3350 (REI/VG) [Agent Comments](#)



Price: \$335,000
Method: Private Sale
Date: 29/10/2018
Rooms: 4
Property Type: House
Land Size: 436 sqm approx



362 Rodier St BALLARAT EAST 3350 (REI/VG) [Agent Comments](#)



Price: \$330,000
Method: Private Sale
Date: 30/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 853 sqm approx



6 Princes St.S BALLARAT EAST 3350 (REI) [Agent Comments](#)



Price: \$325,000
Method: Private Sale
Date: 14/04/2018
Rooms: -
Property Type: House (Res)