

# 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

321 Main Road, 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 \$390,000 & \$410,000

### 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	142 Eureka St BALLARAT EAST 3350	\$445,000	22/06/2021
2	634 Eureka St BALLARAT EAST 3350	\$405,000	18/06/2021
3	7 Corbett St BALLARAT EAST 3350	\$405,000	17/03/2021

**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:

03/08/2021 09:35

321 Main Road, Golden Point Vic 3350



 1  1  1

**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 200 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$390,000 - \$410,000  
**Median House Price**  
June quarter 2021: \$550,000

## Comparable Properties



**142 Eureka St BALLARAT EAST 3350 (REI/VG)** **Agent Comments**

 2  1  2

**Price:** \$445,000  
**Method:** Private Sale  
**Date:** 22/06/2021  
**Property Type:** House (Res)  
**Land Size:** 390 sqm approx



**634 Eureka St BALLARAT EAST 3350 (VG)** **Agent Comments**

 2  -  -

**Price:** \$405,000  
**Method:** Sale  
**Date:** 18/06/2021  
**Property Type:** House (Res)  
**Land Size:** 404 sqm approx



**7 Corbett St BALLARAT EAST 3350 (REI/VG)** **Agent Comments**

 2  1  1

**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 17/03/2021  
**Property Type:** House  
**Land Size:** 280 sqm approx

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