

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

2/106 Larter Street, Golden Point Vic 3350

Indicative selling price

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

Range between

\$195,000

&

\$210,000

Median sale price

Median price

\$372,500

Property Type

Unit

Suburb

Golden Point

Period - From

30/03/2020

to

29/03/2021

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	6/28 Gent St BALLARAT EAST 3350	\$217,500	10/11/2020
2	2/633 Bond St GOLDEN POINT 3350	\$200,000	25/03/2020
3	5/318 Lyons St.S BALLARAT CENTRAL 3350	\$190,000	18/08/2020

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:

30/03/2021 10:47

2/106 Larter Street, Golden Point Vic 3350



 1  1  1

Rooms: 2
Property Type: Unit
Agent Comments

Indicative Selling Price
\$195,000 - \$210,000
Median Unit Price
30/03/2020 - 29/03/2021: \$372,500

Comparable Properties



6/28 Gent St BALLARAT EAST 3350 (REI/VG) **Agent Comments**

 1  1  1

Price: \$217,500
Method: Private Sale
Date: 10/11/2020
Property Type: Unit



2/633 Bond St GOLDEN POINT 3350 (REI/VG) **Agent Comments**

 1  1  1

Price: \$200,000
Method: Private Sale
Date: 25/03/2020
Rooms: 2
Property Type: Unit



5/318 Lyons St.S BALLARAT CENTRAL 3350 (REI) **Agent Comments**

 1  1  1

Price: \$190,000
Method: Private Sale
Date: 18/08/2020
Property Type: Flat/Unit/Apartment (Res)

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