

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

238 Main Road, Golden Point Vic 3350

Indicative selling price

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

Single price \$* or range between \$395,000 & \$430,000

Median sale price

Median price \$335,000

*House ☒

*Unit ☐

Suburb
or locality Golden Point

Period - From 22/01/18

to 22/01/19

Source CoreLogic

Comparable property sales

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
409 Grant Street, Golden Point Vic 3350	\$406,000	09/05/18
302 Barkly Street, Golden Point Vic 3350	\$437,000	06/11/18
603 Bond Street, Golden Point Vic 3350	\$431,500	09/07/18