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	15 Mckee Street, Golden Point Vic 3350

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $511,250 Property Type House Suburb Golden Point

Period - From 01/07/2023 to 30/06/2024 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	104 Canadian Lakes Blvd CANADIAN 3350	$600,000	12/08/2024
2	22 Bennett St CANADIAN 3350	$595,000	05/06/2024
3	526 Wilson St CANADIAN 3350	$570,000	30/05/2024

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: 25/09/2024 19:22

15 Mckee Street, Golden Point Vic 3350



3 2 1

Property Type: House
Land Size: 1220 sqm approx

Agent Comments

Indicative Selling Price
$550,000 - $600,000
Median House Price
Year ending June 2024: $511,250

Comparable Properties



104 Canadian Lakes Blvd CANADIAN 3350 (REI)

3 2 2

Price: $600,000
Method: Private Sale
Date: 12/08/2024
Property Type: House
Land Size: 578 sqm approx

Agent Comments



22 Bennett St CANADIAN 3350 (REI/VG)

3 2 2

Price: $595,000
Method: Private Sale
Date: 05/06/2024
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments



526 Wilson St CANADIAN 3350 (REI/VG)

3 2 4

Price: $570,000
Method: Private Sale
Date: 30/05/2024
Property Type: House (Res)
Land Size: 1400 sqm approx

Agent Comments

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300

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