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	13 Stocks Street, Golden Point Vic 3350

Indicative selling price

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

Range between $455,000 & $465,000

Median sale price

Median price $523,750 Property Type House Suburb Golden Point

Period - From 01/10/2023 to 30/09/2024 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	1 Blair St GOLDEN POINT 3350	$445,000	11/10/2024
2	36 Eastwood St BAKERY HILL 3350	$490,000	21/08/2024
3	3 Skipton St BALLARAT CENTRAL 3350	$460,000	01/07/2024

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: 11/11/2024 13:18

13 Stocks Street, Golden Point Vic 3350

Lisa Horvat
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3 -

Property Type: House
Land Size: 453 sqm approx

Agent Comments

Indicative Selling Price
$455,000 - $465,000
Median House Price
Year ending September 2024: $523,750

Comparable Properties



1 Blair St GOLDEN POINT 3350 (REI)

3 1 1

Price: $445,000
Method: Private Sale
Date: 11/10/2024
Property Type: House (Res)
Land Size: 236 sqm approx

Agent Comments



36 Eastwood St BAKERY HILL 3350 (REI/VG)

3 1 2

Price: $490,000
Method: Private Sale
Date: 21/08/2024
Property Type: House
Land Size: 561 sqm approx

Agent Comments



3 Skipton St BALLARAT CENTRAL 3350 (REI/VG)

3 1 2

Price: $460,000
Method: Private Sale
Date: 01/07/2024
Property Type: House
Land Size: 258 sqm approx

Agent Comments

Account - Ballarat Property Agents | P: 03 5324 2408

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