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 and postcode	407 Humffray Street S, Golden Point, Vic 3350

Indicative selling price

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

range between $520,000 & $550,000

Median sale price

Median price	$490,000	Property type	*House*	Suburb	Golden Point

Period - From 01/11/2024 to 31/10/2025 Source PropTrack

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 eighteen 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
411 Barkly Street, Golden Point, VIC 3350	$525,000	19/06/2025
11 Princes Street South, Ballarat East, VIC 3350	$510,000	01/02/2025
159 Victoria St, Ballarat East, VIC 3350	$520,000	14/11/2024

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 eighteen months.~~

This Statement of Information was prepared on: 04/11/2025