

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

113 Clayton Street, Golden Point Vic 3350

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$517,500

Property Type

House

Suburb

Golden Point

Period - From

06/07/2023

to

05/07/2024

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	146 Humffray St.N BALLARAT EAST 3350	\$1,500,000	06/05/2024
2	110 Clayton St GOLDEN POINT 3350	\$1,500,000	05/06/2023
3	80 Jacksons Rd WARRENHEIP 3352	\$1,400,000	30/01/2023

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:

06/07/2024 13:21



 4  2  12

Property Type: House (Res)
Land Size: 1813 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
06/07/2023 - 05/07/2024: \$517,500

Comparable Properties

146 Humffray St.N BALLARAT EAST 3350 (VG) **Agent Comments**

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Price: \$1,500,000
Method: Sale
Date: 06/05/2024
Property Type: Retail - Mixed Use (Unspecified)
Land Size: 1528 sqm approx



110 Clayton St GOLDEN POINT 3350 (REI/VG) **Agent Comments**

 4  1  4

Price: \$1,500,000
Method: Private Sale
Date: 05/06/2023
Property Type: House
Land Size: 3991 sqm approx



80 Jacksons Rd WARRENHEIP 3352 (REI/VG) **Agent Comments**

 4  2  4

Price: \$1,400,000
Method: Private Sale
Date: 30/01/2023
Property Type: House (Res)
Land Size: 4046.86 sqm approx

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