

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

23 ANDERSON STREET EAST GOLDEN POINT VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$495,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

House

Suburb

Golden Point

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

507 HUMFFRAY STREET SOUTH GOLDEN POINT VIC 3350	\$500,000	04-Jul-24
36 EASTWOOD STREET BAKERY HILL VIC 3350	\$490,000	03-Aug-24
204 HUMFFRAY STREET SOUTH BAKERY HILL VIC 3350	\$520,000	08-Aug-24

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: 19 May 2025



**507 HUMFFRAY STREET SOUTH
GOLDEN POINT VIC 3350**

3 1 -

Sold Price

\$500,000

Sold Date

04-Jul-24

Distance

0.27km



**36 EASTWOOD STREET BAKERY
HILL VIC 3350**

1 1 2

Sold Price

\$490,000

Sold Date

03-Aug-24

Distance

0.44km



**204 HUMFFRAY STREET SOUTH
BAKERY HILL VIC 3350**

4 1 2

Sold Price

\$520,000

Sold Date

08-Aug-24

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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