

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

21 Holly Street Golden Square VIC 3555

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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

House

Suburb

Golden Square

Period-from

01 Sep 2020

to

31 Aug 2021

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

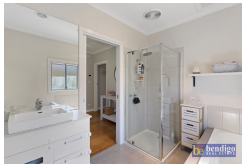
Date of sale

141 Mackenzie Street West Golden Square VIC 3555	\$448,500	22-Mar-21
470 High Street Golden Square VIC 3555	\$376,500	29-Mar-21
76 Panton Street Golden Square VIC 3555	\$245,000	01-Jul-21

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: 29 September 2021



141 Mackenzie Street West Golden Square VIC 3555

Sold Price

\$448,500

Sold Date

22-Mar-21
 2  1  2

Distance

0.33km


470 High Street Golden Square VIC 3555

Sold Price

\$376,500

Sold Date

29-Mar-21
 2  1  3

Distance

0.6km


76 Panton Street Golden Square VIC 3555

Sold Price

\$245,000

Sold Date

01-Jul-21
 2  1  2

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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