

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 16 Montrose Court, Golden Square , VIC, 3555

Including suburb or
locality and postcode

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 \$250000 & \$270000

Median sale price

Median price \$467,496 Property Type Land Suburb or Locality Golden Square
Period - From 22/12/2021 to 5/3/2022 Source RP Data

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 9B OPHIR STREET GOLDEN SQUARE VIC 3555	\$380000	22/12/21
2 37A WADE STREET GOLDEN SQUARE VIC 3555	\$265000	22/2/2022
3 3 BELL STREET IRONBARK VIC 3550	\$300000	24/12/2022

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: 4/3/2022