

# 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

138a Panton Street, Golden Square Vic 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$449,000

### Median sale price

Median price \$493,500

Property Type House

Suburb Golden Square

Period - From 12/03/2023

to 11/03/2024

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	54 Browning St KANGAROO FLAT 3555	\$460,000	20/09/2023
2	135 Panton St GOLDEN SQUARE 3555	\$449,000	20/01/2024
3	1 Lockwood Mews KANGAROO FLAT 3555	\$445,000	01/03/2024

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 18 months.~~

This Statement of Information was prepared on:

12/03/2024 14:53



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 302 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$449,000

**Median House Price**  
12/03/2023 - 11/03/2024: \$493,500

## Comparable Properties



**54 Browning St KANGAROO FLAT 3555 (REI/VG)**

Agent Comments



**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 20/09/2023  
**Property Type:** House  
**Land Size:** 435 sqm approx



**135 Panton St GOLDEN SQUARE 3555 (REI)**

Agent Comments



**Price:** \$449,000  
**Method:** Private Sale  
**Date:** 20/01/2024  
**Property Type:** House  
**Land Size:** 436 sqm approx



**1 Lockwood Mews KANGAROO FLAT 3555 (REI)**

Agent Comments



**Price:** \$445,000  
**Method:** Private Sale  
**Date:** 01/03/2024  
**Property Type:** House  
**Land Size:** 498 sqm approx

**Account - Dungey Carter Ketterer | P: 03 5440 5000**