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	138a Panton Street, 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

Single price \$449,000

Median sale price

Median price	\$493,500	Pro	perty 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

Add	dress 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

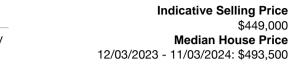
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	12/03/2024 14:53





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

Agent Comments

Comparable Properties



54 Browning St KANGAROO FLAT 3555

(REI/VG)

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



135 Panton St GOLDEN SQUARE 3555 (REI)

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Price: \$449.000 Method: Private Sale Date: 20/01/2024 Property Type: House Land Size: 436 sqm approx **Agent Comments**



1 Lockwood Mews KANGAROO FLAT 3555

(REI)

-3

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

Account - Dungey Carter Ketterer | P: 03 5440 5000



