

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

322 High Street, Golden Square Vic 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$335,000 & \$355,000

Median sale price

Median price \$497,250 Property Type House Suburb Golden Square

Period - From 25/03/2023 to 24/03/2024 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	1/55 Eaglehawk Rd IRONBARK 3550	\$360,000	07/10/2022
2	336 High St GOLDEN SQUARE 3555	\$350,000	12/01/2024
3	50 Maple St GOLDEN SQUARE 3555	\$330,000	10/11/2022

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:

25/03/2024 12:15



Property Type: House

Land Size: 270.996 sqm approx

Agent Comments

Indicative Selling Price

\$335,000 - \$355,000

Median House Price

25/03/2023 - 24/03/2024: \$497,250

Comparable Properties



1/55 Eaglehawk Rd IRONBARK 3550 (REI/VG)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 07/10/2022

Property Type: House

Land Size: 299 sqm approx



336 High St GOLDEN SQUARE 3555 (REI)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 12/01/2024

Property Type: House

Land Size: 266 sqm approx



50 Maple St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 10/11/2022

Property Type: House

Land Size: 590 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000