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	322 High 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

Median sale price

Median price	\$497,250	Pro	perty 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

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



Date of sale







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)

2 - 1

2

1 1 2

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)

2

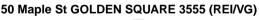




Price: \$350,000 Method: Private Sale Date: 12/01/2024 Property Type: House Land Size: 266 sqm approx **Agent Comments**

Agent Comments

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



