

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

2 Monak Street, Golden Square Vic 3555

Indicative selling price

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

Single price \$440,000

Median sale price

Median price \$445,000

Property Type House

Suburb Golden Square

Period - From 01/10/2020

to 30/09/2021

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	11 Patricia Ct GOLDEN SQUARE 3555	\$430,000	01/08/2021
2	2 Kilby Ct KANGAROO FLAT 3555	\$420,000	26/04/2021
3	12 Bond St GOLDEN SQUARE 3555	\$415,000	16/02/2021

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:

18/10/2021 11:50



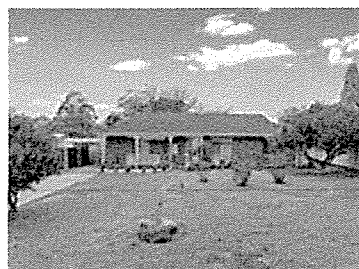
3 bedrooms - 1 car

Property Type: House (Res)
Land Size: 635 sqm approx
Agent Comments

Indicative Selling Price
\$440,000

Median House Price
Year ending September 2021: \$445,000

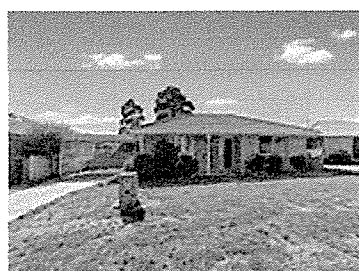
Comparable Properties



11 Patricia Ct GOLDEN SQUARE 3555 (REI/VG) Agent Comments

3 bedrooms 1 bathroom 1 car

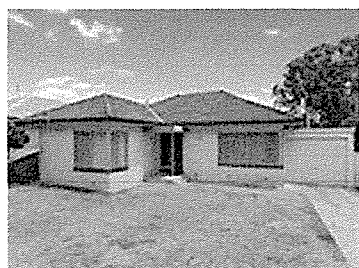
Price: \$430,000
Method: Private Sale
Date: 01/08/2021
Property Type: House
Land Size: 644 sqm approx



2 Kilby Ct KANGAROO FLAT 3555 (REI/VG) Agent Comments

3 bedrooms 2 bathrooms 2 cars

Price: \$420,000
Method: Private Sale
Date: 26/04/2021
Property Type: House
Land Size: 841 sqm approx



12 Bond St GOLDEN SQUARE 3555 (REI/VG) Agent Comments

3 bedrooms 1 bathroom 1 car

Price: \$415,000
Method: Private Sale
Date: 16/02/2021
Property Type: House
Land Size: 676 sqm approx