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	2 Monak Street, Golden Square Vic 3555
Including suburb or	
locality and postcode	
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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 Typ	e House	Suburb	Golden Square
Period - From 01/10/2020	to 30/09/20	21 Sc	ource 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
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Leonie Butler CEA (REIV) 0417 521 661 leonie@dck.com.au

> **Indicative Selling Price** \$440.000

Median House Price

Year ending September 2021: \$445,000



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

Comparable Properties



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

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)

3

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

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

Account - Dungey Carter Ketterer | P: 03 5440 5000





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