Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 86 Mackenzie Street, Golden Square Vic 3555

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$465,000		&		\$495,000			
Median sale pr	rice							
Median price	\$505,000	Pro	operty Type	Hou	se		Suburb	Golden Square
Period - From	06/06/2021	to	05/06/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	12 Alexander St KANGAROO FLAT 3555	\$495,000	21/01/2022
2	10 Burrowes St GOLDEN SQUARE 3555	\$491,500	13/04/2022
3	37 Inglewood St GOLDEN SQUARE 3555	\$480,000	07/03/2022

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:

06/06/2022 15:20



86 Mackenzie Street, Golden Square Vic 3555



Kaye Lazenby CEA (REIV) 0407 843 167 kaye@dck.com.au





Property Type: House (Res) **Land Size:** 481 sqm approx Agent Comments Indicative Selling Price \$465,000 - \$495,000 Median House Price 06/06/2021 - 05/06/2022: \$505,000

Comparable Properties



12 Alexander St KANGAROO FLAT 3555 (REI) Agent Comments



Price: \$495,000 Method: Private Sale Date: 21/01/2022 Property Type: House Land Size: 896 sqm approx



10 Burrowes St GOLDEN SQUARE 3555 (REI) Agent Comments



Price: \$491,500 Method: Private Sale Date: 13/04/2022 Property Type: House Land Size: 408 sqm approx



37 Inglewood St GOLDEN SQUARE 3555 (REI/VG)



Price: \$480,000 Method: Private Sale Date: 07/03/2022 Property Type: House Land Size: 651 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000





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Agent Comments