

# 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

86 Mackenzie Street, Golden Square Vic 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$465,000

&

\$495,000

### Median sale price

Median price

\$505,000

Property Type

House

Suburb

Golden Square

Period - From

06/06/2021

to

05/06/2022

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	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



**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)** Agent Comments



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