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

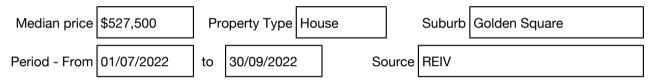
Address 87 Booth Street, Golden Square Vic 3555

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$529,000

Median sale price



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 Timbarra Dr GOLDEN SQUARE 3555	\$550,000	24/11/2022
2	4 Liepoldt Rise GOLDEN SQUARE 3555	\$517,500	06/12/2022
3	3 Preston PI GOLDEN SQUARE 3555	\$510,000	20/09/2022

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:

09/01/2023 11:41



87 Booth Street, Golden Square Vic 3555



Justin Pell C.A.R. 0408 949 775 justin@dck.com.au





Property Type: House Land Size: 799 sqm approx Agent Comments Indicative Selling Price \$529,000 Median House Price September quarter 2022: \$527,500

Comparable Properties



12 Timbarra Dr GOLDEN SQUARE 3555 (REI/VG) I 3 I 2 3 3

Price: \$550,000 Method: Private Sale Date: 24/11/2022 Property Type: House Land Size: 905 sqm approx

Agent Comments



4 Liepoldt Rise GOLDEN SQUARE 3555 (REI) Agent Comments



Price: \$517,500 Method: Private Sale Date: 06/12/2022 Property Type: House



3 Preston PI GOLDEN SQUARE 3555 (REI/VG) Agent Comments



Price: \$510,000 Method: Private Sale Date: 20/09/2022 Property Type: House Land Size: 722 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000





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