

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

87 Booth Street, Golden Square Vic 3555

Indicative selling price

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

Single price

\$529,000

Median sale price

Median price

\$527,500

Property Type

House

Suburb

Golden Square

Period - From

01/07/2022

to

30/09/2022

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 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 Pl 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



3 1 1

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)

Agent Comments

3 2 3

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



4 Liepoldt Rise GOLDEN SQUARE 3555 (REI)

Agent Comments

3 1 2

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



3 Preston Pl GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 1 2

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