

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

3/33 Allingham Street, Golden Square 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$435,000 & \$465,000

Median sale price

Median price

\$441,000

Property type

Unit

Suburb

Golden Square

Period - From

31st December 2021

to

31st December 2022

Source

Realestate.com.au

Comparable property sales

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

3/379 High Street, Golden Square	\$475,000	2 nd July 2022
3/570 Hargreaves Street, Bendigo	\$446,000	13 th July 2022
3/27 MacDougall Road, Golden Square	\$482,500	14 th October 2022

This Statement of Information was prepared on: 11th January 2023