

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/44 Panton Street Golden Square VIC 3555

Indicative selling price

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

Single Price

or range
between

\$190,000

&

\$205,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$247,500

*House

*Unit

X

Suburb

Golden Square

Period-from

01 Apr 2018

to

31 Mar 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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

3/301 Rowan Street Golden Square VIC 3555	\$187,500	16-Oct-18
2/127 Mackenzie Street West Golden Square VIC 3555	\$192,000	03-Sep-18
2 Potters Lane Kangaroo Flat VIC 3555	\$187,000	05-Feb-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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3/301 Rowan Street Golden Square VIC 3555

Sold Price

\$187,500

Sold Date

16-Oct-18

 2

 1

 1

Distance

0.82km



2/127 Mackenzie Street West Golden Square VIC 3555

Sold Price

\$192,000

Sold Date

03-Sep-18

 2

 1

 1

Distance

1.19km



2 Potters Lane Kangaroo Flat VIC 3555

Sold Price

\$187,000

Sold Date

05-Feb-19

 2

 1

 2

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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