

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

55 Daniel Drive, Golden Square VIC 3555

Indicative selling price

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

Range Between \$410,000 & \$460,000

Median sale price

Median Price

\$330,000

Property
Type

House

Suburb

Golden Square

Period - From

Nov 2018

to

Oct 2019

Source

Corelogic

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

1	82 Soldatos Dr, Golden Square VIC 3555	\$420,000	04/03/2019
2	192 Aspinall St, Golden Square VIC 3555	\$400,000	01/04/2019
3	6 Ennor Pl, Kangaroo Flat VIC 3555	\$445,000	21/01/2020

This statement of Information was prepared on:

21/02/2020