

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

13 Aspin Gardens, Golden Square Vic 3555

Indicative selling price

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

Range between

\$435,000

&

\$455,000

Median sale price

Median price

\$500,000

Property Type

House

Suburb

Golden Square

Period - From

07/02/2023

to

06/02/2024

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	135 Panton St GOLDEN SQUARE 3555	\$449,000	20/01/2024
2	18 Graham St KANGAROO FLAT 3555	\$435,000	31/05/2023
3	8 Wilton Ct GOLDEN SQUARE 3555	\$430,000	21/11/2022

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:

07/02/2024 10:53

13 Aspen Gardens, Golden Square Vic 3555



Kaye Lazenby CEA (REIV)
0407 843 167
kaye@dck.com.au



Property Type:
Agent Comments

Indicative Selling Price
\$435,000 - \$455,000
Median House Price
07/02/2023 - 06/02/2024: \$500,000

Comparable Properties



135 Panton St GOLDEN SQUARE 3555 (REI) Agent Comments



Price: \$449,000
Method: Private Sale
Date: 20/01/2024
Property Type: House
Land Size: 436 sqm approx



18 Graham St KANGAROO FLAT 3555 (REI/VG) Agent Comments



Price: \$435,000
Method: Private Sale
Date: 31/05/2023
Property Type: House
Land Size: 457 sqm approx



8 Wilton Ct GOLDEN SQUARE 3555 (VG) Agent Comments



Price: \$430,000
Method: Sale
Date: 21/11/2022
Property Type: House (Res)
Land Size: 367 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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