

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb and  
postcode 7 Shamrock Street, Golden Square

### Indicative selling price

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

\$\*420,000 &  \$450,000

### Median sale price

Median price \$530,000

Property type House

Suburb Golden Square

Period - From May 2022

to

May 2023

Source Realestate.com.au

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
1 19 Bay Street, Golden Square	\$ 435,000	03/04/2023
2 20 Hollow Street, Golden Square	\$ 432,000	28/03/2023
3 24 Symonds Street, Golden Square	\$ 449,000	04/02/2023

This Statement of Information was prepared on: 09/05/2023