

# 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

15 Holly Street, Golden Square Vic 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$470,000 & \$495,000

### Median sale price

Median price \$533,500 Property Type House Suburb Golden Square

Period - From 17/01/2022 to 16/01/2023 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	310 High St GOLDEN SQUARE 3555	\$500,000	30/09/2022
2	18 Buckley St BENDIGO 3550	\$475,000	11/11/2022
3	243 Eaglehawk Rd LONG GULLY 3550	\$470,000	25/07/2022

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:

17/01/2023 10:58



3 1 2

**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 1482 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$470,000 - \$495,000  
**Median House Price**  
17/01/2022 - 16/01/2023: \$533,500

## Comparable Properties



**310 High St GOLDEN SQUARE 3555 (REI/VG)** Agent Comments

4 1 2

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 30/09/2022  
**Property Type:** House  
**Land Size:** 1075 sqm approx



**18 Buckley St BENDIGO 3550 (REI)** Agent Comments

3 1 2

**Price:** \$475,000  
**Method:** Private Sale  
**Date:** 11/11/2022  
**Property Type:** House  
**Land Size:** 1297 sqm approx



**243 Eaglehawk Rd LONG GULLY 3550 (VG)** Agent Comments

3 - -

**Price:** \$470,000  
**Method:** Sale  
**Date:** 25/07/2022  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1452 sqm approx

**Account -** Dungey Carter Ketterer | P: 03 5440 5000