

## 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

61 Daniel Drive, Golden Square Vic 3555

## Indicative selling price

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

Single price

\$379,000

## Median sale price

Median price

\$330,000

House

X

Unit

Suburb or locality

Golden Square

Period - From

01/01/2018

to

31/12/2018

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 eighteen 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	15 Peace St KANGAROO FLAT 3555	\$397,000	22/07/2018
2	14 Soldatos Dr GOLDEN SQUARE 3555	\$382,000	24/07/2018
3	30 Daniel Dr GOLDEN SQUARE 3555	\$365,000	17/04/2018

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 eighteen months.



4 2 2

**Rooms:**

**Property Type:** House

**Land Size:** 909 sqm approx

Agent Comments

**Indicative Selling Price**

\$379,000

**Median House Price**

Year ending December 2018: \$330,000

## Comparable Properties



**15 Peace St KANGAROO FLAT 3555 (REI/VG)**

Agent Comments

3 2 3

**Price:** \$397,000

**Method:** Private Sale

**Date:** 22/07/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 801 sqm approx



**14 Soldatos Dr GOLDEN SQUARE 3555 (REI/VG)**

Agent Comments

4 2 3

**Price:** \$382,000

**Method:** Private Sale

**Date:** 24/07/2018

**Rooms:** 6

**Property Type:** House

**Land Size:** 710 sqm approx



**30 Daniel Dr GOLDEN SQUARE 3555 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$365,000

**Method:** Private Sale

**Date:** 17/04/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 721 sqm approx