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

Address 169 Thistle Street, Golden Square Vic 3555

Indicative selling price

For the meaning	of this price se	e consumer.vic.go	ov.au/underquoting	_	
Range between	\$395,000	8	\$415,000		
Median sale p	rice				
Median price	\$520,000	Property Type	House	Suburb	Golden Square
Period - From	01/04/2022	to 1/08/2023	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.

Ad	dress of comparable property	Price	Date of sale	
1	66 Chum St GOLDEN SQUARE 3555	\$435,000	01/06/2023	
2	69 Marong Rd GOLDEN SQUARE 3555	\$425,000	20/09/2022	
3	72 Moran St LONG GULLY 3550	\$392,800	28/04/2023	

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:

01/08/2023 09:51





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Property Type: House (Res) Land Size: 790 sqm approx Agent Comments Indicative Selling Price \$395,000 - \$415,000 Median House Price Year ending August 2023: \$520,000

Comparable Properties

	66 Chum St GOLDEN SQUARE 3555 (REI) 1 🙀 3 🗰 1 🏟 1	Agent Comments
17-22	Price: \$435,000 Method: Private Sale	
	Date: 01/06/2023	
ALASA	Property Type: House	
	Land Size: 730 sqm approx	
	69 Marong Rd GOLDEN SQUARE 3555 (REI/VG)	Agent Comments
	1 1 2	
	Price: \$425,000	
	Method: Private Sale	
	Date: 20/09/2022	
- the second	Property Type: House Land Size: 1073 sqm approx	
	72 Moran St LONG GULLY 3550 (REI/VG)	Agent Comments
	🛏 3 🗰 1 🛱 1	
AT IT IT IT IT	Price: \$392,800	
A REAL PROPERTY AND A REAL	Method: Private Sale	
	Date: 28/04/2023	
A REAL PROPERTY AND A REAL	Property Type: House	
A STATE OF THE PARTY OF THE PARTY OF	Land Size: 850 sqm approx	

Account - Dungey Carter Ketterer | P: 03 5440 5000



propertydata

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