

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

169 Thistle Street, Golden Square Vic 3555

Indicative selling price

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

Range between \$395,000 & \$415,000

Median sale price

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.

	Address 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



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)

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 01/06/2023
Property Type: House
Land Size: 730 sqm approx



69 Marong Rd GOLDEN SQUARE 3555 (REI/VG)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 20/09/2022
Property Type: House
Land Size: 1073 sqm approx



72 Moran St LONG GULLY 3550 (REI/VG)

Agent Comments



Price: \$392,800
Method: Private Sale
Date: 28/04/2023
Property Type: House
Land Size: 850 sqm approx