

STATEMENT OF INFORMATION

79 MAPLE STREET, GOLDEN SQUARE, VIC 3555

PREPARED BY RAY NICHOLSON , RAY WHITE BENDIGO, PHONE: +61 478141272

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

APPLICATION
PENDING.For more information about our current
vacancies call us on 03 5444 2526BARRY PLANT
BENDIGO

79 MAPLE STREET, GOLDEN SQUARE,

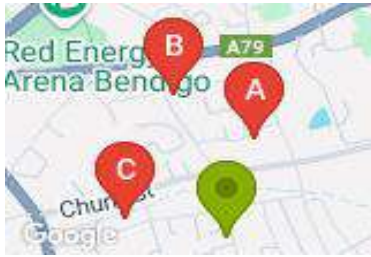
 3
  1
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$495,500 to \$545,000**

Provided by: Ray Nicholson , Ray White Bendigo

MEDIAN SALE PRICE




GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

\$532,500

01 July 2024 to 30 September 2024

Provided by:  pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



22 BANOOL ST, GOLDEN SQUARE, VIC 3555

 3
  1
  2

Sale Price

\$510,000

Sale Date: 01/07/2024

Distance from Property: 373m



29 CURNOW ST, GOLDEN SQUARE, VIC 3555

 3
  1
  1

Sale Price

\$535,000

Sale Date: 30/04/2024

Distance from Property: 547m



52 PALLETT ST, GOLDEN SQUARE, VIC 3555

 3
  1
  2

Sale Price

\$540,000

Sale Date: 03/04/2024

Distance from Property: 341m

This report has been compiled on 04/12/2024 by Ray White Bendigo. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

79 MAPLE STREET, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Price Range: \$495,500 to \$545,000

Median sale price

Median price \$532,500

Property type

House

Suburb

GOLDEN SQUARE

Period 01 July 2024 to 30 September 2024

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

22 BANOOL ST, GOLDEN SQUARE, VIC 3555	\$510,000	01/07/2024
29 CURNOW ST, GOLDEN SQUARE, VIC 3555	\$535,000	30/04/2024
52 PALLETT ST, GOLDEN SQUARE, VIC 3555	\$540,000	03/04/2024

This Statement of Information was prepared on:

04/12/2024