

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

1/44 Panton Street, Golden Square Vic 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$240,000 & \$255,000

Median sale price

Median price

\$320,500

Property type

Unit

Suburb

Golden Square

Period - From

17th December 2019

to

17th December 2020

Source

Realestate.com.au

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3/44 Panton Street, Golden Square Vic 3555	\$231,000	20 th November 2020
10/2-4 Kirby Street, Golden Square Vic 3555	\$247,500	16 th October 2020
8/-2-4 Kirby Street, Golden Square Vic 3555	\$255,000	3 rd November 2020

This Statement of Information was prepared on: 25th January 2021