

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

7 Mimosa Street Golden Square

Indicative selling price

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

Single price \$410,000

or range between

&

Median sale price

Median price \$ 381,000

Property type Residential

Suburb Golden Square

Period - From 04.02.2020

to

04.02.2021

Source Realestate.com

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
1/45 MacKenzie St West, Golden Square	\$420,069	14.12.2020
200 MacKenzie St West, Golden Square	\$355,000	04.11.2020
12 Bond St, Golden Square	\$415,000	16.02.2021

This Statement of Information was prepared on: 18TH March 2021