

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 and
postcode

33 MACDOUGALL ROAD 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)

Single Price

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Golden Square

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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

29 POPLAR STREET GOLDEN SQUARE VIC 3555	\$410,000	31-May-23
7 MAYO COURT GOLDEN SQUARE VIC 3555	\$440,000	22-Sep-23
18 GRAHAM STREET KANGAROO FLAT VIC 3555	\$435,000	31-May-23

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: 22 November 2023


29 POPLAR STREET GOLDEN SQUARE VIC 3555
 3  1  2

Sold Price

^{RS}
\$410,000

Sold Date

31-May-23

Distance

0.92km

7 MAYO COURT GOLDEN SQUARE VIC 3555
 3  1  2

Sold Price

\$440,000

Sold Date

22-Sep-23

Distance

1.39km

18 GRAHAM STREET KANGAROO FLAT VIC 3555
 3  1  1

Sold Price

\$435,000

Sold Date

31-May-23

Distance

2.13km
RS = Recent sale

UN = Undisclosed Sale

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