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

4 HOLLOW 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)

Single Price			or rang betwee	·	\$465,000	&	\$495,000	
Median sale price (*Delete house or unit as applicable)								
Median Price	\$468,000	Prop	erty type	House		Suburb	Golden Square	
Period-from	01 Mar 2021	to	28 Feb 2	022	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
10 HUNTER STREET GOLDEN SQUARE VIC 3555	\$490,000	12-May-21
79 ALLINGHAM STREET GOLDEN SQUARE VIC 3555	\$452,000	20-Oct-21
399 HIGH STREET GOLDEN SQUARE VIC 3555	\$505,000	02-Dec-20

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: 25 March 2022

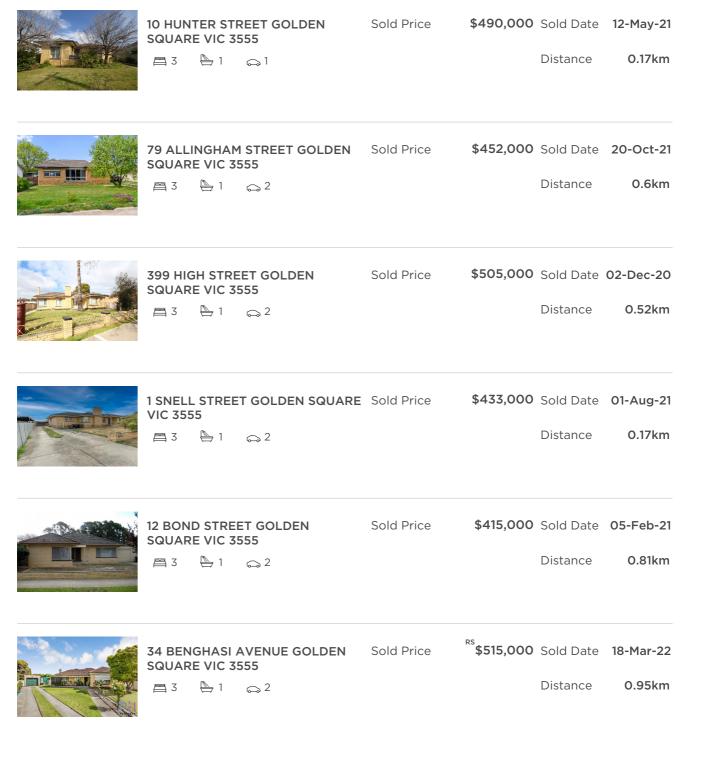


consumer.vic.gov.au



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RS = Recent sale UN = Undisclosed Sale

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9 SHAMROCK STREET GOLDEN SQUARE VIC 3555 Sold Price

\$435,000 Sold Date 21-Jun-21

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Distance 0.99km

RS = Recent sale UN = Undisclosed Sale

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