

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

423 High 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 \$510,000 & \$540,000

Median sale price

Median price

\$514,750

Property type

House

Suburb

Golden Square

Period - From

May 2021

to

May 2022

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 |
|---|-----------|-------------------------------|
| 363 High Street, Golden Square Vic 3555 | \$540,000 | 6 th December 2021 |
| 611 Hargreaves Street, Golden Square Vic 3555 | \$525,000 | 5 th April 2022 |
| 20 Bay Street, Golden Square Vic 3555 | \$551,000 | 8 th February 2022 |

This Statement of Information was prepared on: 14th June 2022