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

16 Holly Street, Golden Square Vic 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$540,000		&		\$560,000				
Median sale price									
Median price	\$515,000	Pro	Property Type Hou		ouse		Suburb	Golden Square	
Period - From	01/04/2023	to	30/06/2023		So	urce	REIV		

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.

Ad	dress of comparable property	Price	Date of sale
1	35 Alexander St KANGAROO FLAT 3555	\$560,000	06/11/2022
2	6 Liepoldt Rise GOLDEN SQUARE 3555	\$558,000	30/03/2023
3	16 Howell Cr KANGAROO FLAT 3555	\$555,000	27/01/2023

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:

14/08/2023 08:59









Property Type: House Land Size: 809 sqm approx Agent Comments Indicative Selling Price \$540,000 - \$560,000 Median House Price June quarter 2023: \$515,000

Comparable Properties

35 Alexander St KANGAROO FLAT 3555 (REI/VG) → 3 → 2 → 3 Price: \$560,000 Method: Private Sale Date: 06/11/2022 Property Type: House Land Size: 681 sqm approx	Agent Comments
6 Liepoldt Rise GOLDEN SQUARE 3555 (REI/VG) → 3 → 2 → 4 Price: \$558,000 Method: Private Sale Date: 30/03/2023 Property Type: House Land Size: 570 sqm approx	Agent Comments
16 Howell Cr KANGAROO FLAT 3555 (REI) 3 1 5 Price: \$555,000 Method: Private Sale Date: 27/01/2023 Property Type: House Land Size: 734 sqm approx	Agent Comments

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propertydata

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