

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

24 WADE 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

\$649,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Golden Square

Period-from

01 Dec 2023

to

30 Nov 2024

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

8 VALENTINE STREET BENDIGO VIC 3550	\$652,200	31-May-24
4 ROWCLIFFE STREET QUARRY HILL VIC 3550	\$665,000	27-Aug-24
8 OPHIR STREET GOLDEN SQUARE VIC 3555	\$679,000	30-Oct-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: 03 December 2024



**8 VALENTINE STREET BENDIGO
VIC 3550**

3 1 1

Sold Price

\$652,200

Sold Date

31-May-24

Distance

2.15km



**4 ROWCLIFFE STREET QUARRY
HILL VIC 3550**

3 1 2

Sold Price

\$665,000

Sold Date

27-Aug-24

Distance

2.48km



**8 OPHIR STREET GOLDEN SQUARE
VIC 3555**

3 1 2

Sold Price

\$679,000

Sold Date

30-Oct-23

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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