

## 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

51 BELLE VUE ROAD GOLDEN SQUARE VIC 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,400,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$255,000

Property type

Land

Suburb

Golden Square

Period-from

01 Mar 2023

to

29 Feb 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

137 WILLIAMSON STREET BENDIGO VIC 3550	\$1,400,000	26-Apr-22
76 SPECIMEN HILL ROAD GOLDEN SQUARE VIC 3555	\$1,800,000	14-Sep-22
272 HIGH STREET KANGAROO FLAT VIC 3555	\$1,700,000	18-Nov-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: 01 March 2024



**137 WILLIAMSON STREET  
BENDIGO VIC 3550**

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Sold Price

**\$1,400,000**

Sold Date

**26-Apr-22**

Distance

**2.23km**



**76 SPECIMEN HILL ROAD GOLDEN  
SQUARE VIC 3555**

 3  1  2

Sold Price

**\$1,800,000**

Sold Date

**14-Sep-22**

Distance

**2.58km**



**272 HIGH STREET KANGAROO  
FLAT VIC 3555**

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Sold Price

<sup>RS</sup> **\$1,700,000** <sup>UN</sup>

Sold Date

**18-Nov-23**

Distance

**4.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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