

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 MACKENZIE STREET W, GOLDEN







Indicative Selling Price

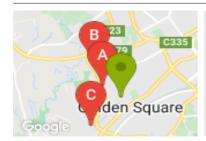
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$450,000 to \$470,000

Provided by: Di Selwood, Property Plus Real Estate Agents

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

\$485,000

01 April 2021 to 31 March 2022

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.











*\$460,000

Sale Price

Sale Date: 01/04/2022

Distance from Property: 587m





37 INGLEWOOD ST, GOLDEN SQUARE, VIC









Sale Price

*\$480,000

Sale Date: 07/03/2022

Distance from Property: 1.2km



122 MACKENZIE ST, GOLDEN SQUARE,









Sale Price

\$465,000

Sale Date: 22/02/2022

Distance from Property: 1.1km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Instructions : The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale. The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for

Address Including suburb and postcode

25 MACKENZIE STREET W, GOLDEN SQUARE, VIC 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$450,000 to \$470,000

Median sale price

Median price	\$485,000	Property type	House	Suburb	GOLDEN SQUARE
Period	01 April 2021 to 31 Ma	rch 2022	Source	pricefinder	

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	Price	Date of sale
32 SPECIMEN HILL RD, GOLDEN SQUARE, VIC 3555	*\$460,000	01/04/2022
37 INGLEWOOD ST, GOLDEN SQUARE, VIC 3555	*\$480,000	07/03/2022
122 MACKENZIE ST, GOLDEN SQUARE, VIC 3555	\$465,000	22/02/2022

This Statement of Information was prepared on:

01/05/2022

