

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 MACKENZIE STREET W, GOLDEN

 3  1  1

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: 

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.



32 SPECIMEN HILL RD, GOLDEN SQUARE,

 3  1  -

Sale Price

***\$460,000**

Sale Date: 01/04/2022

Distance from Property: 587m



37 INGLEWOOD ST, GOLDEN SQUARE, VIC

 3  1  1

Sale Price

***\$480,000**

Sale Date: 07/03/2022

Distance from Property: 1.2km



122 MACKENZIE ST, GOLDEN SQUARE,

 3  1  1

Sale Price

\$465,000

Sale Date: 22/02/2022

Distance from Property: 1.1km



This report has been compiled on 01/05/2022 by Property Plus Real Estate Agents. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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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 March 2022

Source



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