

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

4/494 High 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

\$290,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Unit

Suburb

Golden Square

Period-from

01 Feb 2019

to

31 Jan 2020

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

3A High Street Kangaroo Flat VIC 3555	\$265,000	03-May-19
3/23 Alexander Street Kangaroo Flat VIC 3555	\$286,000	12-Dec-19
2/38A Macdougall Road Golden Square VIC 3555	\$350,000	14-Dec-18

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.~~

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3A High Street Kangaroo Flat VIC 3555

2 2 2

Sold Price

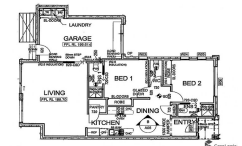
\$265,000

Sold Date

03-May-19

Distance

0.23km



3/23 Alexander Street Kangaroo Flat VIC 3555

2 2 1

Sold Price

\$286,000

Sold Date

12-Dec-19

Distance

1.07km



2/38A Macdougall Road Golden Square VIC 3555

2 2 1

Sold Price

\$350,000

Sold Date

14-Dec-18

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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