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 or locality and postcode

14 Pinnacle Terrace, Golden Square Vic 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$800,000		&		\$850,000					
Median sale p	rice									
Median price	\$548,000	Pro	operty Type	Hou	se		Suburb	Golden Square		
Period - From	01/01/2022	to	31/03/2022		So	urce	REIV			

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.

Ad	dress of comparable property	Price	Date of sale
1	7 Mikado PI GOLDEN SQUARE 3555	\$875,000	23/03/2022
2	22 Gondolier Tce GOLDEN SQUARE 3555	\$850,000	05/04/2022
3	57 Browning St KANGAROO FLAT 3555	\$850,000	15/01/2022

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:

06/06/2022 18:21



14 Pinnacle Terrace, Golden Square Vic 3555



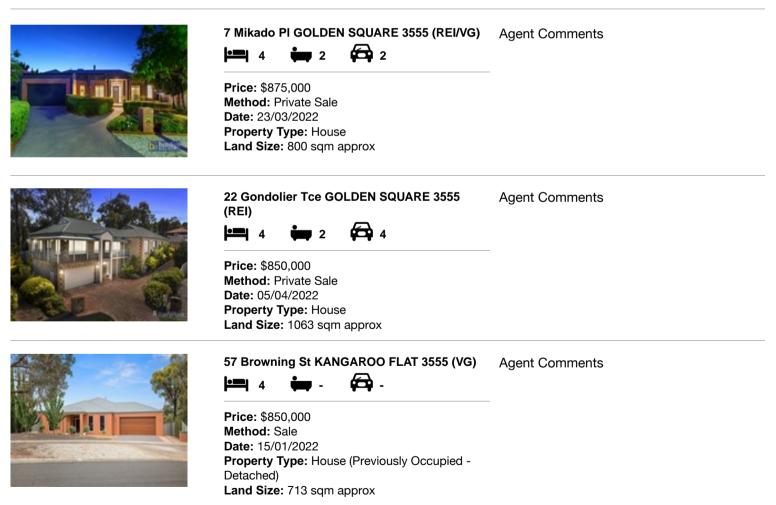
Justin Pell C.A.R. 0408 949 775 justin@dck.com.au





Property Type: House Land Size: 1055 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$850,000 Median House Price March quarter 2022: \$548,000

Comparable Properties



Account - Dungey Carter Ketterer | P: 03 5440 5000





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.