

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

1 Beech Street, Golden Square Vic 3555

Indicative selling price

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

Range between \$495,000 & \$510,000

Median sale price

Median price \$330,000 House X Unit Suburb or locality Golden Square

Period - From 01/01/2018 to 31/12/2018 Source 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 eighteen 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
1	74 Old Violet St IRONBARK 3550	\$495,000	16/11/2018
2	5 Havlin St.E KENNINGTON 3550	\$480,000	25/10/2018
3	62 Old High St GOLDEN SQUARE 3555	\$475,000	05/02/2019

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 eighteen months.

1 Beech Street, Golden Square Vic 3555



Kaye Lazenby CEA (REIV)
0407 843 167
kaye@dck.com.au



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 986 sqm approx

Agent Comments

Indicative Selling Price

\$495,000 - \$510,000

Median House Price

Year ending December 2018: \$330,000

Comparable Properties



74 Old Violet St IRONBARK 3550 (REI/VG)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 16/11/2018

Rooms: 5

Property Type: House

Land Size: 650 sqm approx



5 Havlin St.E KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 25/10/2018

Rooms: 5

Property Type: House

Land Size: 832 sqm approx



62 Old High St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 05/02/2019

Rooms: 6

Property Type: House

Land Size: 754 sqm approx