

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	1 Beech Street, Golden Square Vic 3555
Including suburb or	
locality andpostcode	

Indicative selling price

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

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

Median sale price

Median price	\$330,000	Hou	se 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.

Account - Dungey Carter Ketterer | P: 03 5440 5000





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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)



Price: \$495,000 Method: Private Sale Date: 16/11/2018 Rooms: 5

Property Type: House Land Size: 650 sqm approx **Agent Comments**



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





Price: \$480.000 Method: Private Sale Date: 25/10/2018 Rooms: 5

Property Type: House Land Size: 832 sqm approx Agent Comments



62 Old High St GOLDEN SQUARE 3555

(REI/VG)







Price: \$475,000 Method: Private Sale Date: 05/02/2019

Rooms: 6

Property Type: House Land Size: 754 sqm approx **Agent Comments**

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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.

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