

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

196 Mackenzie 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

\$400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

House

Suburb

Golden Square

Period-from

01 Jan 2020

to

31 Dec 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

50 Honeysuckle Street Bendigo VIC 3550	\$410,000	24-Jun-20
56 Breen Street Quarry Hill VIC 3550	\$410,000	30-Aug-20
6 Roeder Street Ironbark VIC 3550	\$390,600	20-Jun-20

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: 04 January 2021



50 Honeysuckle Street Bendigo VIC 3550

Sold Price

\$410,000 Sold Date **24-Jun-20**

3 1 2

Distance **0.47km**



56 Breen Street Quarry Hill VIC 3550

Sold Price

Sold Date **30-Aug-20**

2 1 3

Distance **1.1km**



6 Roeder Street Ironbark VIC 3550

Sold Price

\$390,600 Sold Date **20-Jun-20**

3 1 2

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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