

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



172 MACKENZIE STREET W, GOLDEN

3 1 2

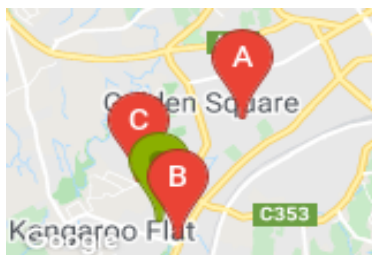
Indicative Selling Price

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

Price Range: \$435,000 to \$445,000

Provided by: Rick Bishop, PRD Nationwide Bendigo

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

\$409,750

01 October 2020 to 31 December 2020

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



2 BURROWES ST, GOLDEN SQUARE, VIC 3555

3 1 1

Sale Price

\$495,000

Sale Date: 24/07/2020

Distance from Property: 1.9km



504 HIGH ST, GOLDEN SQUARE, VIC 3555

3 1 1

Sale Price

***\$455,000**

Sale Date: 25/02/2021

Distance from Property: 331m



30 NORELLE CRES, GOLDEN SQUARE, VIC 3555

3 1 2

Sale Price

\$440,000

Sale Date: 16/10/2020

Distance from Property: 644m



This report has been compiled on 12/03/2021 by PRD Nationwide Bendigo. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

172 MACKENZIE STREET W, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Price Range:

\$435,000 to \$445,000

Median sale price

Median price

\$409,750

Property type

House

Suburb

GOLDEN SQUARE

Period

01 October 2020 to 31 December 2020

Source

 pricefinder

Comparable property sales

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

Price

Date of sale

2 BURROWES ST, GOLDEN SQUARE, VIC 3555	\$495,000	24/07/2020
504 HIGH ST, GOLDEN SQUARE, VIC 3555	*\$455,000	25/02/2021
30 NORELLE CRES, GOLDEN SQUARE, VIC 3555	\$440,000	16/10/2020

This Statement of Information was prepared

12/03/2021