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	22 Allpress Drive, Golden Square Vic 3555
Including suburb or	
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$438,500	Pro	perty Type	House		Suburb	Golden Square
Period - From	01/04/2021	to	30/06/2021		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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	54 Keogh Dr SPRING GULLY 3550	\$995,000	24/02/2021
2	65 Nettle St IRONBARK 3550	\$1,000,000	12/02/2021
3	40 Bentley Tce QUARRY HILL 3550	\$1,150,000	02/02/2021

OR

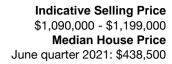
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	27/07/2021 16:24





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Agent Comments

Comparable Properties



54 Keogh Dr SPRING GULLY 3550 (VG)

Price: \$995,000 Method: Sale Date: 24/02/2021

Property Type: House (Previously Occupied -

Detached)

Land Size: 2076 sqm approx

Agent Comments



65 Nettle St IRONBARK 3550 (REI/VG)

Price: \$1,000,000 Method: Private Sale Date: 12/02/2021

Rooms: 7

Property Type: House Land Size: 2800 sqm approx Agent Comments



40 Bentley Tce QUARRY HILL 3550 (REI/VG)

Price: \$1,150,000 Method: Private Sale Date: 02/02/2021 Property Type: House Land Size: 1493 sqm approx **Agent Comments**

Account - Dungey Carter Ketterer | P: 03 5440 5000



