

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

2/18 Curnow Street, Golden Square Vic 3555

Indicative selling price

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

Single price \$485,000

Median sale price

Median price \$535,000

Property Type House

Suburb Golden Square

Period - From 01/10/2021

to 30/09/2022

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	Price	Date of sale
1	20 Bright St BENDIGO 3550	\$530,000	12/07/2022
2	3/87 Adam St QUARRY HILL 3550	\$510,000	10/08/2022
3	12 Delbridge St GOLDEN SQUARE 3555	\$505,000	22/07/2022

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:

14/12/2022 10:50



3 2 2

Property Type: House
Land Size: 395 sqm approx
Agent Comments

Indicative Selling Price
\$485,000

Median House Price
Year ending September 2022: \$535,000

Comparable Properties



20 Bright St BENDIGO 3550 (REI/VG)

Agent Comments

2 2 1

Price: \$530,000
Method: Private Sale
Date: 12/07/2022
Property Type: House
Land Size: 162 sqm approx



3/87 Adam St QUARRY HILL 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$510,000
Method: Private Sale
Date: 10/08/2022
Property Type: House
Land Size: 297 sqm approx



12 Delbridge St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 2 2

Price: \$505,000
Method: Private Sale
Date: 22/07/2022
Property Type: House
Land Size: 205 sqm approx