

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

24 Symonds Street, Golden Square Vic 3555

Indicative selling price

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

Single price \$449,000

Median sale price

Median price \$532,000

Property Type House

Suburb Golden Square

Period - From 16/01/2022

to 15/01/2023

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	32 Specimen Hill Rd GOLDEN SQUARE 3555	\$460,000	01/04/2022
2	25 Mackenzie St.W GOLDEN SQUARE 3555	\$445,000	23/05/2022
3	17 Norma St GOLDEN SQUARE 3555	\$440,000	22/12/2021

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:

16/01/2023 15:41



Property Type:
Agent Comments

Indicative Selling Price
\$449,000

Median House Price
16/01/2022 - 15/01/2023: \$532,000

Comparable Properties



32 Specimen Hill Rd GOLDEN SQUARE 3555 (REI/VG) Agent Comments



Price: \$460,000
Method: Private Sale
Date: 01/04/2022
Property Type: House
Land Size: 844.16 sqm approx



25 Mackenzie St. W GOLDEN SQUARE 3555 (REI) Agent Comments



Price: \$445,000
Method: Private Sale
Date: 23/05/2022
Property Type: House
Land Size: 624 sqm approx



17 Norma St GOLDEN SQUARE 3555 (REI/VG) Agent Comments



Price: \$440,000
Method: Private Sale
Date: 22/12/2021
Property Type: House
Land Size: 568 sqm approx