

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)

36 MacDougall Rd, Golden Square VIC 3555

Indicative selling price (For the meaning of this price see consumer.vic.gov.au/underquoting)

Range Between: \$430,000 & \$450,000

Median sale price

Property Type: House

Suburb: Golden Square

Period – From: Aug 2019

to: Sept 2020

Median Price: \$355,000

Source: Corelogic

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 property	Price	Date of sale
278 Rowan St, Golden Square VIC 3555	\$465,000	14/02/2020
58 Lilac St, Ironbark VIC 3550	\$468,000	06/03/2020
340 High St, Golden Square VIC 3555	\$420,000	19/02/2020

This statement of Information was prepared on: 15/01/2021