

# 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

613 Hargreaves Street, Golden Square Vic 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$237,500

### Median sale price

Median price \$272,500

Property Type Vacant land

Suburb Golden Square

Period - From 05/01/2023

to 04/01/2024

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	41 Jeffrey Av FLORA HILL 3550	\$250,000	22/08/2022
2	8/47 Spring Gully Rd SPRING GULLY 3550	\$240,000	29/10/2022
3	5 Burns St SPRING GULLY 3550	\$235,000	11/04/2023

**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:

05/01/2024 15:18

613 Hargreaves Street, Golden Square Vic 3555



Kaye Lazenby CEA (REIV)  
0407 843 167  
kaye@dck.com.au



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**Property Type:** Land  
**Land Size:** 300 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$237,500

**Median Land Price**

05/01/2023 - 04/01/2024: \$272,500

## Comparable Properties



**41 Jeffrey Av FLORA HILL 3550 (REI/VG)**

**Agent Comments**

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**Price:** \$250,000  
**Method:** Private Sale  
**Date:** 22/08/2022  
**Property Type:** Land  
**Land Size:** 300 sqm approx

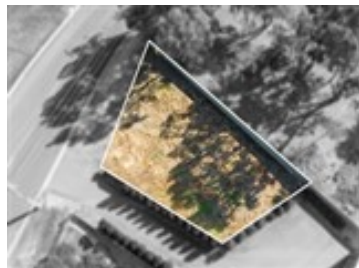


**8/47 Spring Gully Rd SPRING GULLY 3550 (REI)**

**Agent Comments**

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**Price:** \$240,000  
**Method:** Private Sale  
**Date:** 29/10/2022  
**Property Type:** Land  
**Land Size:** 302 sqm approx



**5 Burns St SPRING GULLY 3550 (REI)**

**Agent Comments**

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**Price:** \$235,000  
**Method:** Private Sale  
**Date:** 11/04/2023  
**Property Type:** Land  
**Land Size:** 465 sqm approx

**Account -** Dungey Carter Ketterer | P: 03 5440 5000



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