

## 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

6/7 Caleb Close, Golden Square VIC 3555

### Indicative selling price

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

Range Between \$265,000 & \$280,000

### Median sale price

Median Price

\$284,500

Property  
Type

Unit

Suburb

Golden Square

Period - From

April 2019

to

Mar 2020

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

1	3/7 Caleb Cl, Golden Square VIC 3555	\$277,000	26/08/2019
2	3/71 Allingham St, Golden Square VIC 3555	\$282,500	10/12/2019
3	5/18 Delbridge St, Golden Square VIC 3555	\$265,000	25/03/2020

This statement of Information was prepared on: 09/07/2020