

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

Range between \$218,000 & \$228,000

Median sale price

Median price \$245,000 Property Type Vacant land Suburb Golden Square

Period - From 07/05/2021 to 06/05/2022 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.

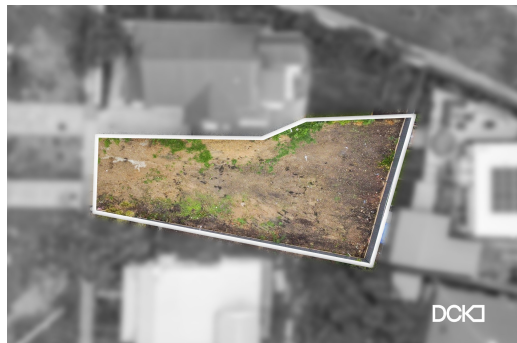
	Address of comparable property	Price	Date of sale
1	47 Powells Av EAST BENDIGO 3550	\$230,000	29/04/2021
2	5 Spring St QUARRY HILL 3550	\$220,000	25/01/2022
3	7A Hodgkinson St KENNINGTON 3550	\$220,000	21/04/2022

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:

07/05/2022 12:55



Property Type:
Agent Comments

Indicative Selling Price
\$218,000 - \$228,000
Median Land Price
07/05/2021 - 06/05/2022: \$245,000

Comparable Properties



47 Powells Av EAST BENDIGO 3550 (REI/VG) **Agent Comments**



Price: \$230,000
Method: Private Sale
Date: 29/04/2021
Property Type: Land
Land Size: 560 sqm approx

5 Spring St QUARRY HILL 3550 (VG) **Agent Comments**



Price: \$220,000
Method: Sale
Date: 25/01/2022
Property Type: Land



7A Hodgkinson St KENNINGTON 3550 (REI) **Agent Comments**



Price: \$220,000
Method: Private Sale
Date: 21/04/2022
Property Type: Land
Land Size: 375.41 sqm approx

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