

## 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 and  
postcode

7 BEDFORD COURT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

House

Suburb

Golden Square

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

### 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

57 ASPINALL STREET GOLDEN SQUARE VIC 3555	\$635,000	05-Oct-21
2 JACKMAN COURT GOLDEN SQUARE VIC 3555	\$628,000	24-Jan-22
98 ASPINALL STREET GOLDEN SQUARE VIC 3555	\$672,000	08-Nov-21

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: 11 March 2022

**Real Estate**

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**57 ASPINALL STREET GOLDEN SQUARE VIC 3555**

4 2 2

Sold Price **\$635,000** Sold Date **05-Oct-21**Distance **0.34km****2 JACKMAN COURT GOLDEN SQUARE VIC 3555**

2 2 2

Sold Price **\$628,000** Sold Date **24-Jan-22**Distance **0.5km****98 ASPINALL STREET GOLDEN SQUARE VIC 3555**

4 2 2

Sold Price <sup>RS</sup> **\$672,000** Sold Date **08-Nov-21**Distance **0.45km****78 MISTLETOE STREET GOLDEN SQUARE VIC 3555**

4 2 4

Sold Price **\$625,000** Sold Date **21-May-21**Distance **0.52km****3 SOLDATOS DRIVE GOLDEN SQUARE VIC 3555**

4 2 2

Sold Price **\$620,000** Sold Date **04-Aug-21**Distance **0.62km****59 DANIEL DRIVE GOLDEN SQUARE VIC 3555**

3 2 2

Sold Price **\$607,500** Sold Date **18-May-21**Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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**5 TABITHA COURT GOLDEN  
SQUARE VIC 3555**

3 2 2

Sold Price **\$595,000** Sold Date **08-Oct-21**

Distance **1.25km**



**34 BROWNING STREET  
KANGAROO FLAT VIC 3555**

3 1 4

Sold Price **\$600,000** Sold Date **02-Feb-22**

Distance **1.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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