Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 6 Banool Street, Golden Square Vic 3555

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$449,000		&		\$469,000			
Median sale p	rice							
Median price	\$527,500	Pro	operty Type	Hou	se		Suburb	Golden Square
Period - From	01/07/2022	to	30/09/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	8 Banool St GOLDEN SQUARE 3555	\$492,000	06/10/2021
2	10 Hunter St GOLDEN SQUARE 3555	\$490,000	03/06/2021
3	361 High St GOLDEN SQUARE 3555	\$480,000	03/02/2022

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:

17/11/2022 13:48



6 Banool Street, Golden Square Vic 3555



Justin Pell C.A.R. 0408 949 775 justin@dck.com.au





Rooms: 5 Property Type: House Land Size: 533 sqm approx Agent Comments Indicative Selling Price \$449,000 - \$469,000 Median House Price September quarter 2022: \$527,500

Comparable Properties



8 Banool St GOLDEN SQUARE 3555 (REI/VG) Agent Comments



Price: \$492,000 Method: Private Sale Date: 06/10/2021 Property Type: House Land Size: 523 sqm approx



10 Hunter St GOLDEN SQUARE 3555 (REI/VG) Agent Comments



Price: \$490,000 Method: Private Sale Date: 03/06/2021 Property Type: House Land Size: 550 sqm approx



361 High St GOLDEN SQUARE 3555 (REI/VG) Agent Comments



Price: \$480,000 Method: Private Sale Date: 03/02/2022 Property Type: House Land Size: 422 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000





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