

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

4 RUTH STREET GOLDEN SQUARE VIC 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$475,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

House

Suburb

Golden Square

Period-from

01 Oct 2023

to

30 Sep 2024

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

252 MACKENZIE STREET GOLDEN SQUARE VIC 3555	\$495,000	13-Nov-23
354 BARNARD STREET IRONBARK VIC 3550	\$555,000	26-Mar-24
20 SPARROWHAWK ROAD LONG GULLY VIC 3550	\$480,000	02-Sep-24

OR

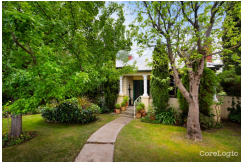
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 26 October 2024

Gavin Butler

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252 MACKENZIE STREET GOLDEN SQUARE VIC 3555

Sold Price

\$495,000

Sold Date

13-Nov-23
 2  1  2

Distance

0.97km

354 BARNARD STREET IRONBARK VIC 3550

Sold Price

\$555,000

Sold Date

26-Mar-24
 2  1  2

Distance

0.99km

20 SPARROWHAWK ROAD LONG GULLY VIC 3550

Sold Price

\$480,000

Sold Date

02-Sep-24
 2  1  2

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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