

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

25 Taylor St, 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)

Range between \$495,000 & \$520,000

Median sale price

Median price

\$525,500

Property type

House

Suburb

Golden Square

Period - From

June 2021

to

June 2022

Source

Realestate.com.au

Comparable property sales

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

26 Stoneham Street, Golden Square Vic 3555	\$600,000	30 th April 2022
59 Aspinall Street, Golden Square Vic 3555	\$545,000	29 th April 2022
21 Akins Rise, Golden Square Vic 3555	\$600,000	4 th April 2022

This Statement of Information was prepared on: 14th September 2022