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	11 Manallack Street, Golden Square Vic 3555
Including suburb or	•
locality and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Trainge between 4000,000	Range between	\$300,000	&	\$330,000
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Median sale price

Median price	\$181,000	Pro	perty Type	Vacant	t land		Suburb	Golden Square
Period - From	20/09/2020	to	19/09/2021		Sou	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.

Address of comparable property Price

1	67 Lucan St BENDIGO 3550	\$312,500	16/04/2021
2	7 The Gums Ct KANGAROO FLAT 3555	\$310,000	26/07/2021
3	13A Mill St KENNINGTON 3550	\$305,000	14/05/2021

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:	20/09/2021 13:08



Date of sale



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

Indicative Selling Price \$300,000 - \$330,000 Median Land Price

20/09/2020 - 19/09/2021: \$181,000



Property Type: House (Previously Occupied - Detached)
Land Size: 633 sqm approx

Agent Comments

Land

Comparable Properties



67 Lucan St BENDIGO 3550 (VG)

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Price: \$312,500 Method: Sale Date: 16/04/2021 Property Type: Land Land Size: 307 sqm approx **Agent Comments**



7 The Gums Ct KANGAROO FLAT 3555

(REI/VG)

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Price: \$310,000 Method: Private Sale Date: 26/07/2021 Property Type: Land Land Size: 803 sqm approx **Agent Comments**

13A Mill St KENNINGTON 3550 (VG)

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Price: \$305,000 Method: Sale Date: 14/05/2021 Property Type: Land Land Size: 576 sqm approx **Agent Comments**

Account - Dungey Carter Ketterer | P: 03 5440 5000





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