Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	le
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Address
Including suburb or locality and postcode

Indicative selling price

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

Range between \$465,000 & \$495,000

Median sale price

Median price	\$480,000	Pro	operty Type	House	Suburb	Golden Square
Period - From	01/04/2021	to	31/03/2022	Source	REIV	7/

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.

Ad	dress of comparable property	Price	Date of sale	
1	37 Inglewood St GOLDEN SQUARE 3555	\$480,000	07/03/2022	
2	19 Macdougall Rd GOLDEN SQUARE 3555	\$475,000	07/10/2021	
3	32 Specimen Hill Rd GOLDEN SQUARE 3555	\$460,000	01/04/2022	

OR

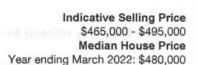
The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 15/06/2022 16:59





Leonie Butler CEA (REIV) 0417 521 661 leonie@dck.com.au





Rooms: 4

Property Type: House Land Size: 449 sqm approx

Agent Comments

Comparable Properties



37 Inglewood St GOLDEN SQUARE 3555

(REI/VG)

3





Price: \$480,000 Method: Private Sale Date: 07/03/2022

Property Type: House Land Size: 651 sqm approx

19 Macdougall Rd GOLDEN SQUARE 3555

(VG)





Price: \$475,000 Method: Sale Date: 07/10/2021

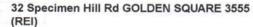
Property Type: House (Res)

Agent Comments

Agent Comments

Agent Comments

Land Size: 1194 sqm approx

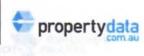


3

Price: \$460,000 Method: Private Sale Date: 01/04/2022 Property Type: House Land Size: 844.16 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000





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