# 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

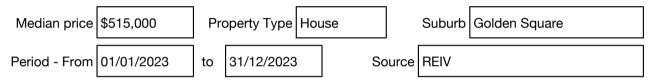
135 Panton Street, Golden Square Vic 3555

# Indicative selling price

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Single price \$435,000

#### Median sale price



## 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
1	6 Houston St FLORA HILL 3550	\$440,000	27/10/2023
2	16 Drechsler St FLORA HILL 3550	\$430,000	29/03/2023
3	47 Alder St KANGAROO FLAT 3555	\$425,000	30/03/2023

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:

14/01/2024 17:10



135 Panton Street, Golden Square Vic 3555







Property Type: House (Previously Occupied - Detached) Land Size: 465 sqm approx Agent Comments Indicative Selling Price \$435,000 Median House Price Year ending December 2023: \$515,000

# **Comparable Properties**



6 Houston St FLORA HILL 3550 (REI)



Price: \$440,000 Method: Private Sale Date: 27/10/2023 Property Type: House Agent Comments



16 Drechsler St FLORA HILL 3550 (REI/VG)

Agent Comments



Price: \$430,000 Method: Private Sale Date: 29/03/2023 Property Type: House Land Size: 548 sqm approx



47 Alder St KANGAROO FLAT 3555 (REI/VG) Agent Comments



Price: \$425,000 Method: Private Sale Date: 30/03/2023 Property Type: House Land Size: 473 sqm approx

#### Account - Dungey Carter Ketterer | P: 03 5440 5000



propertydata

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