

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

16 Macdougall Road, Golden Square Vic 3555

Indicative selling price

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

Single price \$290,000

Median sale price

Median price \$377,500

Property Type Unit

Suburb Golden Square

Period - From 26/02/2023

to 25/02/2024

Source 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	Date of sale
1	1/12 Sparrowhawk Rd LONG GULLY 3550	\$300,000	30/11/2023
2	1 Myall St BENDIGO 3550	\$289,000	28/10/2023
3	334 High St GOLDEN SQUARE 3555	\$285,000	05/02/2023

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:

26/02/2024 10:24



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Rooms: 3
Property Type: House
Land Size: 345 sqm approx
Agent Comments

Indicative Selling Price

\$290,000

Median Unit Price

26/02/2023 - 25/02/2024: \$377,500

Comparable Properties



1/12 Sparrowhawk Rd LONG GULLY 3550 (REI) **Agent Comments**

2 1 1

Price: \$300,000
Method: Private Sale
Date: 30/11/2023
Property Type: Unit
Land Size: 273 sqm approx

1 Myall St BENDIGO 3550 (VG)

Agent Comments

2 - -

Price: \$289,000
Method: Sale
Date: 28/10/2023
Property Type: House (Previously Occupied - Detached)
Land Size: 290 sqm approx



334 High St GOLDEN SQUARE 3555 (VG)

Agent Comments

2 - -

Price: \$285,000
Method: Sale
Date: 05/02/2023
Property Type: House (Previously Occupied - Detached)
Land Size: 310 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000