

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

3 Banyula Court, Golden Square Vic 3555

Indicative selling price

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

Single price \$499,000

Median sale price

Median price \$535,000

Property Type House

Suburb Golden Square

Period - From 01/04/2022

to 30/06/2022

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	34 Alder St GOLDEN SQUARE 3555	\$510,000	17/09/2021
2	206 Aspinall St KANGAROO FLAT 3555	\$501,250	30/08/2021
3	8 Hope St KANGAROO FLAT 3555	\$480,000	09/06/2021

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:

15/09/2022 10:00

3 Banyula Court, Golden Square Vic 3555



Marc Cox CAR (REIV)
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3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$499,000

Median House Price

June quarter 2022: \$535,000

Comparable Properties



34 Alder St GOLDEN SQUARE 3555 (VG)

Agent Comments

3 - -

Price: \$510,000

Method: Sale

Date: 17/09/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 653 sqm approx



206 Aspinall St KANGAROO FLAT 3555 (VG)

Agent Comments

3 - -

Price: \$501,250

Method: Sale

Date: 30/08/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 733 sqm approx



8 Hope St KANGAROO FLAT 3555 (REI/VG)

Agent Comments

3 1 2

Price: \$480,000

Method: Private Sale

Date: 09/06/2021

Property Type: House

Land Size: 616 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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