

## 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

76 Maple Street, Golden Square Vic 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$500,000 & \$540,000

### Median sale price

Median price

\$455,000

Property type

House

Suburb

Golden Square

Period - From

27<sup>th</sup> October 2020

to

27<sup>th</sup> October 2021

Source

Realestate.com.au

### Comparable property sales

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
51 Maple Street, Golden Square	\$485,000	22 <sup>nd</sup> October 2021
31 Booth Street, Golden Square	\$530,000	06 <sup>th</sup> September 2021
79 Allingham Street, Golden Square	\$460,000	02 <sup>nd</sup> September 2021

This Statement of Information was prepared on: 15th November 2021