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	7 Quartz Place, Golden Square Vic 3555
Including suburb or	· ·
locality and postcode	

Indicative selling price

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

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Median sale price

Median price	\$330,000	Pro	perty Type	House		Suburb	Golden Square
Period - From	01/01/2019	to	31/12/2019		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

Add	dress of comparable property	Price	Date of sale
1	13 Oakes PI GOLDEN SQUARE 3555	\$591,000	19/06/2019
2	28 Kronk St GOLDEN SQUARE 3555	\$550,000	19/12/2019
3	16 Klim Av KANGAROO FLAT 3555	\$515,000	06/03/2020

OR

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

This Statement of Information was prepared on:	27/03/2020 14:00





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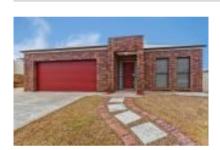




Property Type: House (Res) **Land Size:** 790 sqm approx Agent Comments

Indicative Selling Price \$550,000 Median House Price Year ending December 2019: \$330,000

Comparable Properties



13 Oakes PI GOLDEN SQUARE 3555 (VG)

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Price: \$591,000 Method: Sale Date: 19/06/2019

Property Type: House (Res) **Land Size:** 909 sqm approx

Agent Comments



28 Kronk St GOLDEN SQUARE 3555 (REI/VG)

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Price: \$550,000 Method: Private Sale Date: 19/12/2019

Rooms: 6

Property Type: House **Land Size:** 864 sqm approx

Agent Comments



16 Klim Av KANGAROO FLAT 3555 (REI)

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Price: \$515,000 Method: Private Sale Date: 06/03/2020 Rooms: 12

Property Type: House Land Size: 893 sqm approx **Agent Comments**

Account - Dungey Carter Ketterer | P: 03 5440 5000



