

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

7 Quartz Place, Golden Square Vic 3555

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$330,000

Property 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	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 comparable properties 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

7 Quartz Place, Golden Square Vic 3555



Kaye Lazenby CEA (REIV)
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4 2 3

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)

Agent Comments

5 - -

Price: \$591,000

Method: Sale

Date: 19/06/2019

Property Type: House (Res)

Land Size: 909 sqm approx



28 Kronk St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

4 2 2

Price: \$550,000

Method: Private Sale

Date: 19/12/2019

Rooms: 6

Property Type: House

Land Size: 864 sqm approx



16 Klim Av KANGAROO FLAT 3555 (REI)

Agent Comments

4 2 3

Price: \$515,000

Method: Private Sale

Date: 06/03/2020

Rooms: 12

Property Type: House

Land Size: 893 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.