

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

5 Hollow Street Golden Square Vic 3555

Indicative selling price

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

Single price or range between \$310,000 & \$340,000

Median sale price

Median price \$ 420,000

Property type Residential

Suburb Golden Square

Period - From 03.05.2020

to 03.05.2021

Source Realestate.com

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
47 Chum Street Golden Square Vic 3555	\$371,500	19.04.2021
14 Illingworth Street Golden Square Vic 3555	\$365,000	03.03.2021
2 Wade Street Golden Square Vic 3555	\$341,000	24.12.2020

This Statement of Information was prepared on: 20.05.2021