

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

99 Mistletoe 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)

Range between \$490,000 & \$530,000

Median sale price

Median price

\$410,000

Property type

House

Suburb

Golden Square

Period - From

30th March 2020

to

30th March 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 |
|--|------------|---------------------------|
| 4 Quartz Place, Golden Square Vic 3555 | \$550,000 | 24 th Feb 2021 |
| 7 Gemini Court, Golden Square Vic 3555 | \$565,000 | 8 th Feb 2021 |
| 1 Fordyce Court, Golden Square Vic 33555 | \$530.,000 | 27 th Nov 2020 |

This Statement of Information was prepared on: 21st April 2021