

# 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 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)

Range between \$340,000 & \$360,000

### Median sale price

Median price \$482,500 Property Type House Suburb Golden Square

Period - From 01/01/2021 to 31/03/2021 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	64 High St KANGAROO FLAT 3555	\$337,000	04/01/2021
2	71 Adam St QUARRY HILL 3550	\$355,000	17/12/2020
3	45 Strickland Rd EAST BENDIGO 3550	\$362,500	16/07/2020

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:

25/05/2021 19:52

7 Maple Street, Golden Square Vic 3555



Marc Cox CAR (REIV)  
0419 915 273  
marc@dck.com.au



**Property Type:** Development Site (STCA)  
**Land Size:** 1012 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$340,000 - \$360,000  
**Median House Price**  
March quarter 2021: \$482,500

## Comparable Properties



64 High St KANGAROO FLAT 3555 (REI)

**Agent Comments**



**Price:** \$337,000  
**Method:** Private Sale  
**Date:** 04/01/2021  
**Property Type:** House  
**Land Size:** 1710 sqm approx



71 Adam St QUARRY HILL 3550 (VG)

**Agent Comments**



**Price:** \$355,000  
**Method:** Sale  
**Date:** 17/12/2020  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1115 sqm approx



45 Strickland Rd EAST BENDIGO 3550 (VG)

**Agent Comments**



**Price:** \$362,500  
**Method:** Sale  
**Date:** 16/07/2020  
**Property Type:** House (Res)  
**Land Size:** 1620 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.