

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

84 Specimen Hill Road, Golden Square Vic 3555

Indicative selling price

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

Range between \$420,000 & \$450,000

Median sale price

Median price \$515,000 Property Type House Suburb Golden Square

Period - From 01/01/2023 to 31/12/2023 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	51 Maple St GOLDEN SQUARE 3555	\$450,000	17/11/2023
2	10 Specimen Hill Rd GOLDEN SQUARE 3555	\$440,000	16/03/2023
3	17 Atkins St NORTH BENDIGO 3550	\$420,000	23/11/2023

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:

19/02/2024 11:45



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Property Type: House
Land Size: 508 sqm approx
Agent Comments

Indicative Selling Price
\$420,000 - \$450,000
Median House Price
Year ending December 2023: \$515,000

Comparable Properties



51 Maple St GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**

3 1 1

Price: \$450,000
Method: Private Sale
Date: 17/11/2023
Property Type: House
Land Size: 450 sqm approx



10 Specimen Hill Rd GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**

3 1 2

Price: \$440,000
Method: Private Sale
Date: 16/03/2023
Property Type: House
Land Size: 496 sqm approx



17 Atkins St NORTH BENDIGO 3550 (REI/VG) **Agent Comments**

3 2 2

Price: \$420,000
Method: Private Sale
Date: 23/11/2023
Property Type: House
Land Size: 523 sqm approx

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