

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 and
postcode

99 THISTLE 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

\$495,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,000

Property type

House

Suburb

Golden Square

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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

216 MACKENZIE STREET GOLDEN SQUARE VIC 3555	\$515,000	19-Jul-24
382 BARNARD STREET IRONBARK VIC 3550	\$550,000	25-Mar-24
148 LILY STREET IRONBARK VIC 3550	\$495,000	23-Nov-24

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.~~

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216 MACKENZIE STREET GOLDEN SQUARE VIC 3555

Sold Price

\$515,000

Sold Date

19-Jul-24

3 1 2

Distance

0.18km



382 BARNARD STREET IRONBARK VIC 3550

Sold Price

\$550,000

Sold Date

25-Mar-24

3 1 2

Distance

0.4km



148 LILY STREET IRONBARK VIC 3550

Sold Price

^{RS} **\$495,000**

Sold Date

23-Nov-24

3 1 2

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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