

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

1/19 Thistle Street, Golden Square Vic 3555

Indicative selling price

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

Range between

\$350,000

&

\$375,000

Median sale price

Median price

\$381,250

Property Type

Unit

Suburb

Golden Square

Period - From

31/01/2023

to

30/01/2024

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	1/117 Hargreaves St BENDIGO 3550	\$375,000	13/12/2022
2	2/5 Clarence Av KENNINGTON 3550	\$370,000	31/08/2023
3	1/367 Barnard St BENDIGO 3550	\$350,000	15/12/2023

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:

31/01/2024 09:43

1/19 Thistle Street, Golden Square Vic 3555



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



2 1 1

Property Type: Unit
Land Size: 180m2 Approx sqm
approx
Agent Comments

Indicative Selling Price
\$350,000 - \$375,000
Median Unit Price
31/01/2023 - 30/01/2024: \$381,250

Comparable Properties



1/117 Hargreaves St BENDIGO 3550 (REI/VG) **Agent Comments**

2 1 1

Price: \$375,000
Method: Private Sale
Date: 13/12/2022
Property Type: Unit
Land Size: 160 sqm approx



2/5 Clarence Av KENNINGTON 3550 (REI/VG) **Agent Comments**

2 1 1

Price: \$370,000
Method: Private Sale
Date: 31/08/2023
Property Type: Unit
Land Size: 240 sqm approx



1/367 Barnard St BENDIGO 3550 (REI) **Agent Comments**

2 1 1

Price: \$350,000
Method: Private Sale
Date: 15/12/2023
Property Type: Unit

Account - Dungey Carter Ketterer | P: 03 5440 5000



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