

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 Sandner Grove, Golden Square Vic 3555

Indicative selling price

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

Range between \$240,000

&

\$260,000

Median sale price

Median price \$330,000

Property Type House

Suburb Golden Square

Period - From 01/10/2018

to 30/09/2019

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	2/47 Alder St KANGAROO FLAT 3555	\$260,000	29/07/2019
2	4/68 Wood St CALIFORNIA GULLY 3556	\$255,500	18/06/2019
3	2/34 Prouses Rd NORTH BENDIGO 3550	\$243,000	22/03/2019

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:

06/11/2019 11:31

1 Sandner Grove, Golden Square Vic 3555



Dungey Carter Ketterer
REAL ESTATE AGENTS

Kaye Lazenby CEA (REIV)
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2 -

Property Type: House
Land Size: 277.566 sqm approx
Agent Comments

Indicative Selling Price
\$240,000 - \$260,000

Median House Price
Year ending September 2019: \$330,000

Comparable Properties



2/47 Alder St KANGAROO FLAT 3555 (REI)

Agent Comments

2 1 1

Price: \$260,000
Method: Private Sale
Date: 29/07/2019
Rooms: 3
Property Type: Unit
Land Size: 473 sqm approx



4/68 Wood St CALIFORNIA GULLY 3556
(REI/VG)

Agent Comments

2 1 1

Price: \$255,500
Method: Private Sale
Date: 18/06/2019
Rooms: 3
Property Type: Unit
Land Size: 262 sqm approx



2/34 Prouses Rd NORTH BENDIGO 3550
(REI/VG)

Agent Comments

2 1 1

Price: \$243,000
Method: Private Sale
Date: 22/03/2019
Rooms: 3
Property Type: House
Land Size: 127 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.