

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

11 Manallack Street, Golden Square Vic 3555

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$181,000

Property Type

Vacant land

Suburb

Golden Square

Period - From

20/09/2020

to

19/09/2021

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	67 Lucan St BENDIGO 3550	\$312,500	16/04/2021
2	7 The Gums Ct KANGAROO FLAT 3555	\$310,000	26/07/2021
3	13A Mill St KENNINGTON 3550	\$305,000	14/05/2021

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:

20/09/2021 13:08



Property Type: House (Previously Occupied - Detached)
Land Size: 633 sqm approx
Agent Comments
Land

Indicative Selling Price
\$300,000 - \$330,000
Median Land Price
20/09/2020 - 19/09/2021: \$181,000

Comparable Properties



67 Lucan St BENDIGO 3550 (VG)

Agent Comments



Price: \$312,500
Method: Sale
Date: 16/04/2021
Property Type: Land
Land Size: 307 sqm approx



7 The Gums Ct KANGAROO FLAT 3555 (REI/VG)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 26/07/2021
Property Type: Land
Land Size: 803 sqm approx

13A Mill St KENNINGTON 3550 (VG)

Agent Comments



Price: \$305,000
Method: Sale
Date: 14/05/2021
Property Type: Land
Land Size: 576 sqm approx