

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

116 Norelle Crescent, Golden Square Vic 3555

Indicative selling price

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

Range between

\$580,000

&

\$610,000

Median sale price

Median price

\$488,500

Property Type

House

Suburb

Golden Square

Period - From

01/10/2021

to

31/12/2021

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	7 Brooklyn Dr GOLDEN SQUARE 3555	\$593,500	25/11/2021
2	5 Parklane Ct KANGAROO FLAT 3555	\$589,000	30/11/2021
3	60 Symonds St GOLDEN SQUARE 3555	\$583,500	10/10/2021

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:

09/03/2022 12:09



Property Type: House (Previously Occupied - Detached)
Land Size: 722 sqm approx
 Agent Comments

Indicative Selling Price
 \$580,000 - \$610,000
Median House Price
 December quarter 2021: \$488,500

Comparable Properties



7 Brooklyn Dr GOLDEN SQUARE 3555 (REI/VG)

Agent Comments



Price: \$593,500
Method: Private Sale
Date: 25/11/2021
Property Type: House
Land Size: 467 sqm approx



5 Parklane Ct KANGAROO FLAT 3555 (REI/VG) Agent Comments



Price: \$589,000
Method: Private Sale
Date: 30/11/2021
Property Type: House
Land Size: 545 sqm approx



60 Symonds St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments



Price: \$583,500
Method: Private Sale
Date: 10/10/2021
Property Type: House
Land Size: 937 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000