

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

125 Symonds Street, Golden Square Vic 3555

Indicative selling price

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

Range between

\$440,000

&

\$465,000

Median sale price

Median price

\$364,250

Property Type

House

Suburb

Golden Square

Period - From

17/11/2019

to

16/11/2020

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	117 Lockwood Rd KANGAROO FLAT 3555	\$450,000	10/10/2019
2	6 Ennor PI KANGAROO FLAT 3555	\$445,000	21/01/2020
3	7 Allpress Dr GOLDEN SQUARE 3555	\$443,000	01/09/2020

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:

17/11/2020 13:26



3 2 4

Property Type: House
Land Size: 654 sqm approx
Agent Comments

Indicative Selling Price
\$440,000 - \$465,000
Median House Price
17/11/2019 - 16/11/2020: \$364,250

Comparable Properties



117 Lockwood Rd KANGAROO FLAT 3555 (VG)

Agent Comments

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Price: \$450,000
Method: Sale
Date: 10/10/2019
Property Type: House (Res)
Land Size: 602 sqm approx



6 Ennor PI KANGAROO FLAT 3555 (VG)

Agent Comments

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Price: \$445,000
Method: Sale
Date: 21/01/2020
Property Type: House (Res)
Land Size: 760 sqm approx



7 Allpress Dr GOLDEN SQUARE 3555 (VG)

Agent Comments

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Price: \$443,000
Method: Sale
Date: 01/09/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 746 sqm approx