

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

135 Panton Street, Golden Square Vic 3555

Indicative selling price

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

Single price \$435,000

Median sale price

Median price \$515,000

Property Type House

Suburb Golden Square

Period - From 01/01/2023

to 31/12/2023

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	6 Houston St FLORA HILL 3550	\$440,000	27/10/2023
2	16 Drechsler St FLORA HILL 3550	\$430,000	29/03/2023
3	47 Alder St KANGAROO FLAT 3555	\$425,000	30/03/2023

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:

14/01/2024 17:10



Property Type: House (Previously Occupied - Detached)
Land Size: 465 sqm approx
Agent Comments

Indicative Selling Price
\$435,000

Median House Price
Year ending December 2023: \$515,000

Comparable Properties



6 Houston St FLORA HILL 3550 (REI)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 27/10/2023
Property Type: House



16 Drechsler St FLORA HILL 3550 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 29/03/2023
Property Type: House
Land Size: 548 sqm approx



47 Alder St KANGAROO FLAT 3555 (REI/VG)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 30/03/2023
Property Type: House
Land Size: 473 sqm approx