

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

138a Panton Street, Golden Square Vic 3555

Indicative selling price

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

Single price \$449,000

Median sale price

Median price \$493,500

Property Type House

Suburb Golden Square

Period - From 12/03/2023

to 11/03/2024

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	54 Browning St KANGAROO FLAT 3555	\$460,000	20/09/2023
2	135 Panton St GOLDEN SQUARE 3555	\$449,000	20/01/2024
3	1 Lockwood Mews KANGAROO FLAT 3555	\$445,000	01/03/2024

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:

12/03/2024 14:53



Property Type: House (Previously Occupied - Detached)
Land Size: 302 sqm approx
Agent Comments

Indicative Selling Price
\$449,000

Median House Price
12/03/2023 - 11/03/2024: \$493,500

Comparable Properties



54 Browning St KANGAROO FLAT 3555 (REI/VG)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 20/09/2023
Property Type: House
Land Size: 435 sqm approx



135 Panton St GOLDEN SQUARE 3555 (REI)

Agent Comments



Price: \$449,000
Method: Private Sale
Date: 20/01/2024
Property Type: House
Land Size: 436 sqm approx



1 Lockwood Mews KANGAROO FLAT 3555 (REI)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 01/03/2024
Property Type: House
Land Size: 498 sqm approx