

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

14 Golden Heights Drive, Golden Square Vic 3555

Indicative selling price

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

Range between \$700,000

&

\$750,000

Median sale price

Median price \$330,000

Property Type House

Suburb Golden Square

Period - From 01/10/2018

to

30/09/2019

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	13 Cabernet Dr MAIDEN GULLY 3551	\$745,000	13/03/2019
2	6 Golden Heights Dr GOLDEN SQUARE 3555	\$720,000	15/03/2019
3	121 Pioneer Dr MAIDEN GULLY 3551	\$720,000	20/02/2019

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:

04/11/2019 16:57

14 Golden Heights Drive, Golden Square Vic 3555



Kaye Lazenby CEA (REIV)
0407 843 167
kaye@dck.com.au



Property Type: Hobby Farm < 20 ha
Land Size: 9747 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
Year ending September 2019: \$330,000

Comparable Properties



13 Cabernet Dr MAIDEN GULLY 3551 (REI/VG) Agent Comments



Price: \$745,000
Method: Private Sale
Date: 13/03/2019
Rooms: 7
Property Type: House
Land Size: 667 sqm approx

6 Golden Heights Dr GOLDEN SQUARE 3555 (VG) Agent Comments



Price: \$720,000
Method: Sale
Date: 15/03/2019
Property Type: House (Res)
Land Size: 1482 sqm approx



121 Pioneer Dr MAIDEN GULLY 3551 (REI/VG) Agent Comments



Price: \$720,000
Method: Private Sale
Date: 20/02/2019
Rooms: 6
Property Type: House
Land Size: 2030 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.