

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 Pinnacle Terrace, Golden Square Vic 3555

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$548,000

Property Type

House

Suburb

Golden Square

Period - From

01/01/2022

to

31/03/2022

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 Mikado PI GOLDEN SQUARE 3555	\$875,000	23/03/2022
2	22 Gondolier Tce GOLDEN SQUARE 3555	\$850,000	05/04/2022
3	57 Browning St KANGAROO FLAT 3555	\$850,000	15/01/2022

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:

06/06/2022 18:21



5 2 2

Property Type: House
Land Size: 1055 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
March quarter 2022: \$548,000

Comparable Properties



7 Mikado PI GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**

4 2 2

Price: \$875,000
Method: Private Sale
Date: 23/03/2022
Property Type: House
Land Size: 800 sqm approx



22 Gondolier Tce GOLDEN SQUARE 3555 (REI) **Agent Comments**

4 2 4

Price: \$850,000
Method: Private Sale
Date: 05/04/2022
Property Type: House
Land Size: 1063 sqm approx



57 Browning St KANGAROO FLAT 3555 (VG) **Agent Comments**

4 - -

Price: \$850,000
Method: Sale
Date: 15/01/2022
Property Type: House (Previously Occupied - Detached)
Land Size: 713 sqm approx