

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

15 Holly Street, Golden Square Vic 3555

Indicative selling price

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

Range between \$470,000

&

\$495,000

Median sale price

Median price \$533,500

Property Type House

Suburb Golden Square

Period - From 17/01/2022

to

16/01/2023

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	310 High St GOLDEN SQUARE 3555	\$500,000	30/09/2022
2	18 Buckley St BENDIGO 3550	\$475,000	11/11/2022
3	243 Eaglehawk Rd LONG GULLY 3550	\$470,000	25/07/2022

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:

17/01/2023 10:58



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 1482 sqm approx
Agent Comments

Indicative Selling Price
\$470,000 - \$495,000
Median House Price
17/01/2022 - 16/01/2023: \$533,500

Comparable Properties



310 High St GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**

4 1 2

Price: \$500,000
Method: Private Sale
Date: 30/09/2022
Property Type: House
Land Size: 1075 sqm approx



18 Buckley St BENDIGO 3550 (REI) **Agent Comments**

3 1 2

Price: \$475,000
Method: Private Sale
Date: 11/11/2022
Property Type: House
Land Size: 1297 sqm approx



243 Eaglehawk Rd LONG GULLY 3550 (VG) **Agent Comments**

3 - -

Price: \$470,000
Method: Sale
Date: 25/07/2022
Property Type: House (Previously Occupied - Detached)
Land Size: 1452 sqm approx

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