

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 and
postcode

15A MISTLETOE STREET GOLDEN SQUARE VIC 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$495,000

&

\$544,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Golden Square

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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

42 SOLDATOS DRIVE GOLDEN SQUARE VIC 3555

\$520,000

30-Apr-24

11 TRICKETT COURT KANGAROO FLAT VIC 3555

\$522,500

19-Jan-24

133 OLYMPIC PARADE KANGAROO FLAT VIC 3555

\$535,000

12-Oct-24

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 December 2024



42 SOLDATOS DRIVE GOLDEN SQUARE VIC 3555

 2  2  2

Sold Price

\$520,000

Sold Date

30-Apr-24

Distance

0.88km



11 TRICKETT COURT KANGAROO FLAT VIC 3555

 2  2  2

Sold Price

\$522,500

Sold Date

19-Jan-24

Distance

1.13km



133 OLYMPIC PARADE KANGAROO FLAT VIC 3555

 2  2  4

Sold Price

\$535,000

Sold Date

12-Oct-24

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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