

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/192 MACKENZIE STREET W, GOLDEN**

2 1 1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$400,000 to \$440,000**

Provided by: PRD Admin, PRD Nationwide Bendigo

## MEDIAN SALE PRICE



**GOLDEN SQUARE, VIC, 3555**

**Suburb Median Sale Price (Unit)**

**\$477,250**

01 November 2024 to 31 January 2025

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



**1/79 ASPINALL ST, GOLDEN SQUARE, VIC**

2 1 1

**Sale Price**

**\$420,000**

Sale Date: 23/05/2024

Distance from Property: 930m



**10/18A EMMETT ST, GOLDEN SQUARE, VIC**

2 2 2

**Sale Price**

**\$430,000**

Sale Date: 19/01/2024

Distance from Property: 1.8km



**2/24 KIRBY ST, GOLDEN SQUARE, VIC 3555**

3 1 2

**Sale Price**

**\$435,000**

Sale Date: 03/07/2024

Distance from Property: 1.4km



This report has been compiled on 14/03/2025 by PRD Nationwide Bendigo. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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