

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

2 Hollow Street, Golden Square Vic 3555

Indicative selling price

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

Single price

\$300,000

Median sale price

Median price

\$338,625

Property Type

House

Suburb

Golden Square

Period - From

01/04/2020

to

30/06/2020

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	125 Eaglehawk Rd LONG GULLY 3550	\$290,000	27/08/2020
2	1 Martin Ct KANGAROO FLAT 3555	\$281,000	22/06/2020
3	20 Magpie St NORTH BENDIGO 3550	\$280,500	15/05/2020

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:

25/09/2020 15:30



3 1 0

Property Type: House (Res)

Land Size: 700 approx sqm
approx

Agent Comments

Indicative Selling Price

\$300,000

Median House Price

June quarter 2020: \$338,625

Comparable Properties



125 Eaglehawk Rd LONG GULLY 3550 (VG)

Agent Comments

3 - -

Price: \$290,000

Method: Sale

Date: 27/08/2020

Property Type: House (Previously Occupied - Detached)

Land Size: 525 sqm approx



1 Martin Ct KANGAROO FLAT 3555 (REI/VG)

Agent Comments

3 1 1

Price: \$281,000

Method: Private Sale

Date: 22/06/2020

Rooms: 4

Property Type: House

Land Size: 1131 sqm approx



20 Magpie St NORTH BENDIGO 3550 (VG)

Agent Comments

3 - -

Price: \$280,500

Method: Sale

Date: 15/05/2020

Property Type: House (Previously Occupied - Detached)

Land Size: 850 sqm approx