

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 Pethard Place, Golden Square Vic 3555

Indicative selling price

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

Single price

\$349,500

Median sale price

Median price

\$400,000

Property Type

House

Suburb

Golden Square

Period - From

22/04/2020

to

21/04/2021

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	4 Ingleton St.W LONG GULLY 3550	\$343,000	01/03/2021
2	2 Wade St GOLDEN SQUARE 3555	\$341,000	24/12/2020
3	11 Galvin St BENDIGO 3550	\$335,000	29/10/2020

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:

22/04/2021 09:47



2 1 1

Property Type: House
Land Size: 550 sqm approx
Agent Comments

Indicative Selling Price
\$349,500

Median House Price
22/04/2020 - 21/04/2021: \$400,000

Comparable Properties



4 Ingleton St.W LONG GULLY 3550 (REI)

Agent Comments

2 2 2

Price: \$343,000
Method: Private Sale
Date: 01/03/2021
Property Type: House
Land Size: 630 sqm approx



2 Wade St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

2 1 2

Price: \$341,000
Method: Private Sale
Date: 24/12/2020
Property Type: House
Land Size: 575 sqm approx



11 Galvin St BENDIGO 3550 (VG)

Agent Comments

2 - -

Price: \$335,000
Method: Sale
Date: 29/10/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 400 sqm approx