

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

22 Allpress Drive, Golden Square Vic 3555

Indicative selling price

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

Range between \$1,090,000

&

\$1,199,000

Median sale price

Median price \$438,500

Property Type House

Suburb Golden Square

Period - From 01/04/2021

to

30/06/2021

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	54 Keogh Dr SPRING GULLY 3550	\$995,000	24/02/2021
2	65 Nettle St IRONBARK 3550	\$1,000,000	12/02/2021
3	40 Bentley Tce QUARRY HILL 3550	\$1,150,000	02/02/2021

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:

27/07/2021 16:24



5 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,090,000 - \$1,199,000

Median House Price

June quarter 2021: \$438,500

Comparable Properties



54 Keogh Dr SPRING GULLY 3550 (VG)

Agent Comments

4 - -

Price: \$995,000

Method: Sale

Date: 24/02/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 2076 sqm approx



65 Nettle St IRONBARK 3550 (REI/VG)

Agent Comments

5 2 4

Price: \$1,000,000

Method: Private Sale

Date: 12/02/2021

Rooms: 7

Property Type: House

Land Size: 2800 sqm approx



40 Bentley Tce QUARRY HILL 3550 (REI/VG)

Agent Comments

4 3 2

Price: \$1,150,000

Method: Private Sale

Date: 02/02/2021

Property Type: House

Land Size: 1493 sqm approx