

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 294 MacKenzie 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 \$475,000 & \$500,000

Median sale price

Median price \$ 525,000 Property type Residential Suburb Golden Square
Period - From March 2024 to February 2025 Source Realestate.com

Comparable property sales

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
2 Burn Street, Golden Square Vic 3555	\$482,000	18/03/2025
29 Booth Street, Golden Square., Vic 3555	\$500,000	14/01/2025
6 Symonds Street, Golden Square, Vic 3555	\$475,000	15/01/2025

This Statement of Information was prepared on: 27/03/2025