

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

314 High Street, Golden Square Vic 3555

Indicative selling price

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

Range between \$399,000

&

\$435,000

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	349 High St GOLDEN SQUARE 3555	\$450,300	16/09/2021
2	48 Ophir St GOLDEN SQUARE 3555	\$435,000	27/05/2021
3	65 Marong Rd GOLDEN SQUARE 3555	\$420,000	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:

29/09/2021 17:35



3 1 1

Property Type: Land
Land Size: 396m2 (Approx) sqm approx
Agent Comments

Indicative Selling Price
\$399,000 - \$435,000
Median House Price
June quarter 2021: \$438,500

Comparable Properties



349 High St GOLDEN SQUARE 3555 (REI)

Agent Comments

3 2 1

Price: \$450,300
Method: Private Sale
Date: 16/09/2021
Property Type: House
Land Size: 491 sqm approx



48 Ophir St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 1 -

Price: \$435,000
Method: Private Sale
Date: 27/05/2021
Property Type: House
Land Size: 603 sqm approx



65 Marong Rd GOLDEN SQUARE 3555 (VG)

Agent Comments

3 - -

Price: \$420,000
Method: Sale
Date: 02/02/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 722 sqm approx