

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

328 High Street, Golden Square Vic 3555

Indicative selling price

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

Range between \$499,000 & \$545,000

Median sale price

Median price \$540,000 Property Type House Suburb Golden Square

Period - From 01/07/2023 to 30/09/2023 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	5 College Cr FLORA HILL 3550	\$535,000	27/09/2023
2	310 High St GOLDEN SQUARE 3555	\$500,000	30/09/2022
3	461 High St GOLDEN SQUARE 3555	\$495,000	25/08/2022

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:

23/11/2023 12:23

328 High Street, Golden Square Vic 3555



Marc Cox CAR (REIV)
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3 1 1

Property Type: House
Land Size: 775 sqm approx
Agent Comments

Indicative Selling Price
\$499,000 - \$545,000
Median House Price
September quarter 2023: \$540,000

Comparable Properties



5 College Cr FLORA HILL 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$535,000
Method: Private Sale
Date: 27/09/2023
Property Type: House
Land Size: 675 sqm approx



310 High St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

4 1 2

Price: \$500,000
Method: Private Sale
Date: 30/09/2022
Property Type: House
Land Size: 1075 sqm approx



461 High St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 2 5

Price: \$495,000
Method: Private Sale
Date: 25/08/2022
Property Type: House
Land Size: 662 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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