

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

347 High Street, Golden Square Vic 3555

Indicative selling price

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

Range between \$440,000 & \$460,000

Median sale price

Median price \$425,000 Property Type House Suburb Golden Square

Period - From 30/06/2020 to 29/06/2021 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	8 Shinda Ct GOLDEN SQUARE 3555	\$465,000	08/06/2021
2	12a Elliott St GOLDEN SQUARE 3555	\$465,000	11/04/2021
3	29 Gresham Ct GOLDEN SQUARE 3555	\$445,000	24/03/2021

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:

30/06/2021 09:46



Property Type: House (Previously Occupied - Detached)
Land Size: 493 sqm approx
Agent Comments

Indicative Selling Price
\$440,000 - \$460,000
Median House Price
30/06/2020 - 29/06/2021: \$425,000

Comparable Properties



8 Shinda Ct GOLDEN SQUARE 3555 (REI)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 08/06/2021
Property Type: House
Land Size: 685 sqm approx



12a Elliott St GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**



Price: \$465,000
Method: Private Sale
Date: 11/04/2021
Property Type: House
Land Size: 457 sqm approx



29 Gresham Ct GOLDEN SQUARE 3555 (REI/VG)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 24/03/2021
Property Type: House
Land Size: 636 sqm approx