

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

411 High Street, Golden Square Vic 3555

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$488,500

Property Type

House

Suburb

Golden Square

Period - From

01/10/2021

to

31/12/2021

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	154 Williamson St BENDIGO 3550	\$775,000	18/12/2021
2	2 Timbertop Dr KENNINGTON 3550	\$725,000	04/11/2021
3	14 Burn St GOLDEN SQUARE 3555	\$722,000	28/10/2021

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:

28/01/2022 16:24



5 2 2

Rooms: 7
Property Type: House
Land Size: 1012 sqm approx
Agent Comments

Indicative Selling Price
\$750,000

Median House Price
December quarter 2021: \$488,500

Comparable Properties



154 Williamson St BENDIGO 3550 (REI)

Agent Comments

3 1 2

Price: \$775,000
Method: Auction Sale
Date: 18/12/2021
Property Type: House (Res)
Land Size: 1023 sqm approx



2 Timbertop Dr KENNINGTON 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$725,000
Method: Private Sale
Date: 04/11/2021
Property Type: House
Land Size: 1000 sqm approx



14 Burn St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

4 2 2

Price: \$722,000
Method: Private Sale
Date: 28/10/2021
Property Type: House
Land Size: 693 sqm approx

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