

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 49 Maple Street, Golden Square Vic 3555
Including suburb or locality and postcode

Indicative selling price

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

Range between \$395,000 & \$425,000

Median sale price

Median price \$510,000 Property Type House Suburb Golden Square

Period - From 21/12/2022 to 20/12/2023 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 | 11 Poplar St GOLDEN SQUARE 3555 | \$413,000 | 17/08/2022 |
| 2 | 62 Maple St GOLDEN SQUARE 3555 | \$410,000 | 22/02/2023 |
| 3 | 73 Panton St GOLDEN SQUARE 3555 | \$405,000 | 09/02/2023 |

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: 21/12/2023 14:27



2 -

Property Type: House (Res)

Land Size: 754 sqm approx

Agent Comments

Indicative Selling Price

\$395,000 - \$425,000

Median House Price

21/12/2022 - 20/12/2023: \$510,000

Comparable Properties



11 Poplar St GOLDEN SQUARE 3555 (REI/VG) Agent Comments

2 1 2

Price: \$413,000

Method: Private Sale

Date: 17/08/2022

Property Type: House

Land Size: 656 sqm approx



62 Maple St GOLDEN SQUARE 3555 (REI/VG) Agent Comments

3 1 1

Price: \$410,000

Method: Private Sale

Date: 22/02/2023

Property Type: House

Land Size: 609 sqm approx



73 Panton St GOLDEN SQUARE 3555 (REI/VG) Agent Comments

3 1 4

Price: \$405,000

Method: Private Sale

Date: 09/02/2023

Property Type: House

Land Size: 673 sqm approx

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