

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

5 Tabitha Court, Golden Square Vic 3555

Indicative selling price

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

Range between \$560,000 & \$590,000

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	9 Aspera Way KANGAROO FLAT 3555	\$570,000	23/08/2021
2	5 Patricia Ct GOLDEN SQUARE 3555	\$570,000	06/08/2021
3	17 Hines Ct KANGAROO FLAT 3555	\$550,000	25/05/2021

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:

01/10/2021 19:46



3 2 2

Property Type: House
Land Size: 979m2 (approx) sqm
approx
Agent Comments

Indicative Selling Price
\$560,000 - \$590,000
Median House Price
June quarter 2021: \$438,500

Comparable Properties



9 Aspera Way KANGAROO FLAT 3555 (REI/VG)

Agent Comments

3 2 4

Price: \$570,000
Method: Private Sale
Date: 23/08/2021
Property Type: House
Land Size: 790 sqm approx



5 Patricia Ct GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 2 2

Price: \$570,000
Method: Private Sale
Date: 06/08/2021
Property Type: House
Land Size: 630 sqm approx



17 Hines Ct KANGAROO FLAT 3555 (REI/VG)

Agent Comments

3 2 2

Price: \$550,000
Method: Private Sale
Date: 25/05/2021
Property Type: House
Land Size: 796 sqm approx