

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

504 High Street, Golden Square Vic 3555

Indicative selling price

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

Single price

\$449,000

Median sale price

Median price

\$382,500

Property Type

House

Suburb

Golden Square

Period - From

23/02/2020

to

22/02/2021

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	387 High St GOLDEN SQUARE 3555	\$435,000	30/01/2020
2	71 Maple St GOLDEN SQUARE 3555	\$432,000	08/12/2020
3	432 High St GOLDEN SQUARE 3555	\$425,000	01/11/2020

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:

23/02/2021 19:32

504 High Street, Golden Square Vic 3555



Dungey Carter Ketterer
REAL ESTATE AGENTS

Justin Pell C.A.R.

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Property Type: House (Res)

Land Size: 1200 sqm approx

Agent Comments

Indicative Selling Price

\$449,000

Median House Price

23/02/2020 - 22/02/2021: \$382,500

Comparable Properties



387 High St GOLDEN SQUARE 3555 (VG)

Agent Comments



Price: \$435,000

Method: Sale

Date: 30/01/2020

Property Type: House (Res)

Land Size: 819 sqm approx



71 Maple St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments



Price: \$432,000

Method: Private Sale

Date: 08/12/2020

Rooms: 5

Property Type: House

Land Size: 1804 sqm approx

432 High St GOLDEN SQUARE 3555 (VG)

Agent Comments



Price: \$425,000

Method: Sale

Date: 01/11/2020

Property Type: House (Previously Occupied - Detached)

Land Size: 882 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.