

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

52 Panton Street, Golden Square Vic 3555

Indicative selling price

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

Range between \$335,000 & \$345,000

Median sale price

Median price \$383,650 Property Type House Suburb Golden Square

Period - From 01/04/2019 to 30/06/2019 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
1 251 Mackenzie St GOLDEN SQUARE 3555	\$345,000	30/07/2019
2 37 Ophir St GOLDEN SQUARE 3555	\$320,000	17/07/2019
3 161 Mackenzie St GOLDEN SQUARE 3555	\$317,500	14/05/2019

OR

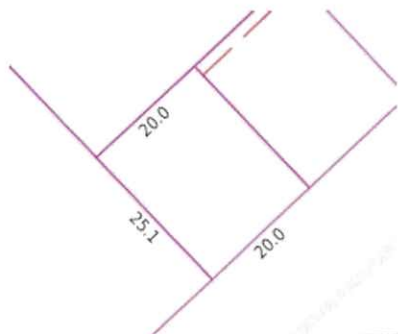
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 18/09/2019 14:35

52 Panton Street, Golden Square Vic 3555



Kaye Lazenby CEA (REIV)
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3 1 1

Property Type: House (Res)

Land Size: 502 sqm approx

Agent Comments

Indicative Selling Price

\$335,000 - \$345,000

Median House Price

June quarter 2019: \$383,650

Comparable Properties



251 Mackenzie St GOLDEN SQUARE 3555 (VG) Agent Comments

2 - -

Price: \$345,000

Method: Sale

Date: 30/07/2019

Property Type: House (Res)

Land Size: 420 sqm approx



37 Ophir St GOLDEN SQUARE 3555 (VG)

Agent Comments

3 - -

Price: \$320,000

Method: Sale

Date: 17/07/2019

Property Type: House (Res)

Land Size: 750 sqm approx



161 Mackenzie St GOLDEN SQUARE 3555 (VG) Agent Comments

3 - -

Price: \$317,500

Method: Sale

Date: 14/05/2019

Property Type: House (Res)

Land Size: 532 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.