

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/44-46 Alder Street, Golden Square Vic 3555

Indicative selling price

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

Range between \$250,000 & \$270,000

Median sale price

Median price \$275,000 Property Type Unit Suburb Golden Square

Period - From 16/12/2019 to 15/12/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	2/76 High St KANGAROO FLAT 3555	\$285,000	03/11/2020
2	8/2-4 Kirby St GOLDEN SQUARE 3555	\$255,000	11/11/2020
3	2/41-43 Helm St KANGAROO FLAT 3555	\$250,000	18/09/2020

OR

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

This Statement of Information was prepared on: 16/12/2020 14:35



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$250,000 - \$270,000

Median Unit Price

16/12/2019 - 15/12/2020: \$275,000

Comparable Properties

2/76 High St KANGAROO FLAT 3555 (VG)

Agent Comments



Price: \$285,000

Method: Sale

Date: 03/11/2020

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



8/2-4 Kirby St GOLDEN SQUARE 3555 (REI)

Agent Comments



Price: \$255,000

Method: Private Sale

Date: 11/11/2020

Rooms: 3

Property Type: Unit

2/41-43 Helm St KANGAROO FLAT 3555 (VG)

Agent Comments



Price: \$250,000

Method: Sale

Date: 18/09/2020

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit