

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

6 Banool Street, Golden Square Vic 3555

Indicative selling price

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

Range between \$449,000

&

\$469,000

Median sale price

Median price \$527,500

Property Type House

Suburb Golden Square

Period - From 01/07/2022

to 30/09/2022

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	8 Banool St GOLDEN SQUARE 3555	\$492,000	06/10/2021
2	10 Hunter St GOLDEN SQUARE 3555	\$490,000	03/06/2021
3	361 High St GOLDEN SQUARE 3555	\$480,000	03/02/2022

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:

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3 1 1

Rooms: 5
Property Type: House
Land Size: 533 sqm approx
Agent Comments

Indicative Selling Price
\$449,000 - \$469,000
Median House Price
September quarter 2022: \$527,500

Comparable Properties



8 Banool St GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**

3 1 2

Price: \$492,000
Method: Private Sale
Date: 06/10/2021
Property Type: House
Land Size: 523 sqm approx



10 Hunter St GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**

3 1 1

Price: \$490,000
Method: Private Sale
Date: 03/06/2021
Property Type: House
Land Size: 550 sqm approx



361 High St GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**

3 1 1

Price: \$480,000
Method: Private Sale
Date: 03/02/2022
Property Type: House
Land Size: 422 sqm approx