

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 Preston Place, Golden Square Vic 3555

Indicative selling price

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

Range between \$429,000 & \$459,000

Median sale price

Median price \$370,500 Property Type House Suburb Golden Square

Period - From 01/01/2020 to 31/03/2020 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	6 Ennor PI KANGAROO FLAT 3555	\$445,000	21/01/2020
2	55 Daniel Dr GOLDEN SQUARE 3555	\$440,000	23/03/2020
3	7 Martin Ct GOLDEN SQUARE 3555	\$425,000	20/02/2020

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:

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Property Type: Land
Land Size: 759 sqm approx
Agent Comments

Indicative Selling Price
\$429,000 - \$459,000
Median House Price
March quarter 2020: \$370,500

Comparable Properties



6 Ennor PI KANGAROO FLAT 3555 (VG)

Agent Comments

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Price: \$445,000
Method: Sale
Date: 21/01/2020
Property Type: House (Res)
Land Size: 760 sqm approx



55 Daniel Dr GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 2 2

Price: \$440,000
Method: Private Sale
Date: 23/03/2020
Rooms: 5
Property Type: House
Land Size: 813 sqm approx



7 Martin Ct GOLDEN SQUARE 3555 (VG)

Agent Comments

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Price: \$425,000
Method: Sale
Date: 20/02/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 547 sqm approx