

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

60 Symonds Street, Golden Square Vic 3555

Indicative selling price

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

Range between

\$545,000

&

\$575,000

Median sale price

Median price

\$438,500

Property Type

House

Suburb

Golden Square

Period - From

01/04/2021

to

30/06/2021

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	78 Mistletoe St GOLDEN SQUARE 3555	\$625,000	21/05/2021
2	59 Daniel Dr GOLDEN SQUARE 3555	\$607,500	25/05/2021
3	3 Allpress Dr GOLDEN SQUARE 3555	\$555,000	12/08/2021

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:

26/09/2021 17:48



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Property Type: Land
Land Size: 937 sqm approx
Agent Comments

Indicative Selling Price
\$545,000 - \$575,000
Median House Price
June quarter 2021: \$438,500

Comparable Properties



78 Mistletoe St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

4 2 4

Price: \$625,000
Method: Private Sale
Date: 21/05/2021
Property Type: House
Land Size: 875 sqm approx



59 Daniel Dr GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

4 2 2

Price: \$607,500
Method: Private Sale
Date: 25/05/2021
Property Type: House
Land Size: 907 sqm approx



3 Allpress Dr GOLDEN SQUARE 3555 (VG)

Agent Comments

4 - -

Price: \$555,000
Method: Sale
Date: 12/08/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 668 sqm approx