

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

611 Hargreaves Street, Golden Square Vic 3555

Indicative selling price

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

Range between

\$520,000

&

\$560,000

Median sale price

Median price

\$479,050

Property Type

House

Suburb

Golden Square

Period - From

28/03/2021

to

27/03/2022

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	41 Maple St GOLDEN SQUARE 3555	\$545,000	22/01/2022
2	4 Pine St QUARRY HILL 3550	\$530,000	08/02/2022
3	159 Gladstone St QUARRY HILL 3550	\$520,000	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:

28/03/2022 10:20

611 Hargreaves Street, Golden Square Vic 3555



Kaye Lazenby CEA (REIV)
0407 843 167
kaye@dck.com.au



3 1 1

Property Type: House
Agent Comments

Indicative Selling Price
\$520,000 - \$560,000
Median House Price
28/03/2021 - 27/03/2022: \$479,050

Comparable Properties



41 Maple St GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**

3 1 2

Price: \$545,000
Method: Private Sale
Date: 22/01/2022
Property Type: House
Land Size: 558 sqm approx



4 Pine St QUARRY HILL 3550 (REI) **Agent Comments**

3 1 1

Price: \$530,000
Method: Private Sale
Date: 08/02/2022
Property Type: House



159 Gladstone St QUARRY HILL 3550 (REI) **Agent Comments**

3 1 1

Price: \$520,000
Method: Private Sale
Date: 03/02/2022
Property Type: House
Land Size: 506 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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