

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

615 Hargreaves Street, Golden Square Vic 3555

Indicative selling price

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

Range between

\$595,000

&

\$625,000

Median sale price

Median price

\$535,000

Property Type

House

Suburb

Golden Square

Period - From

01/04/2022

to

30/06/2022

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	48 Garsed St BENDIGO 3550	\$645,000	25/05/2022
2	492 Hargreaves St BENDIGO 3550	\$645,000	26/05/2022
3	619 Hargreaves St GOLDEN SQUARE 3555	\$595,000	21/02/2022

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:

01/09/2022 10:31

615 Hargreaves Street, Golden Square Vic 3555



Justin Pell C.A.R.
0408 949 775
justin@dck.com.au



3 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 488 sqm approx
Agent Comments

Indicative Selling Price
\$595,000 - \$625,000
Median House Price
June quarter 2022: \$535,000

Comparable Properties



48 Garsed St BENDIGO 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$645,000
Method: Private Sale
Date: 25/05/2022
Property Type: House (Res)
Land Size: 288 sqm approx



492 Hargreaves St BENDIGO 3550 (REI)

Agent Comments

3 1 -

Price: \$645,000
Method: Private Sale
Date: 26/05/2022
Property Type: House
Land Size: 317 sqm approx



619 Hargreaves St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 2 3

Price: \$595,000
Method: Private Sale
Date: 21/02/2022
Property Type: House
Land Size: 529 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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