

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

69 Adam Street, Golden Square Vic 3555

Indicative selling price

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

Range between \$545,000

&

\$565,000

Median sale price

Median price \$461,200

Property Type House

Suburb Golden Square

Period - From 01/07/2021

to 30/09/2021

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.

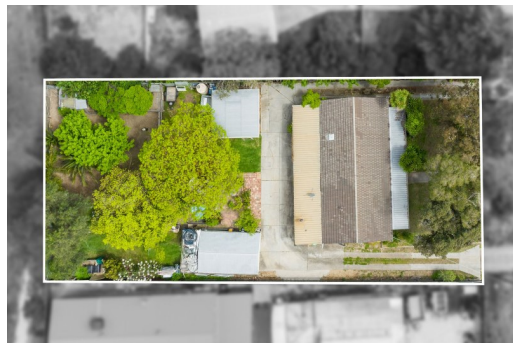
	Address of comparable property	Price	Date of sale
1	63 Ellis St FLORA HILL 3550	\$530,000	12/08/2021
2	79 Specimen Hill Rd GOLDEN SQUARE 3555	\$525,000	28/04/2021
3	53 Condon St KENNINGTON 3550	\$511,000	14/08/2021

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:

25/10/2021 14:49



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Property Type: House
Land Size: 1440m2 (approx) sqm approx
Agent Comments

Indicative Selling Price
\$545,000 - \$565,000
Median House Price
September quarter 2021: \$461,200

Comparable Properties



63 Ellis St FLORA HILL 3550 (REI)

Agent Comments

3 1 1

Price: \$530,000
Method: Private Sale
Date: 12/08/2021
Property Type: House
Land Size: 1800 sqm approx



79 Specimen Hill Rd GOLDEN SQUARE 3555 (VG)

Agent Comments

4 - -

Price: \$525,000
Method: Sale
Date: 28/04/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 1677 sqm approx



53 Condon St KENNINGTON 3550 (REI)

Agent Comments

3 1 1

Price: \$511,000
Method: Auction Sale
Date: 14/08/2021
Property Type: House (Res)
Land Size: 1532 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000