

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Unit 7/10 Druid Street, Golden Square Vic 3555

Indicative selling price

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

Range between \$350,000 & \$370,000

Median sale price

Median price \$386,500 Property Type House Suburb Golden Square

Period - From 01/04/2020 to 31/03/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	6/10 Druid St GOLDEN SQUARE 3555	\$340,000	28/04/2021
2	26 Lansell St KANGAROO FLAT 3555	\$355,000	23/02/2021
3	17 Pattison Dr KANGAROO FLAT 3555	\$375,000	29/01/2021

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

08/07/2021 12:35



Dungey Carter Ketterer
REAL ESTATE AGENTS

Leonie Butler CEA (REIV)

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Rooms: 5

Property Type: Townhouse
(Single)

Land Size: 265 sqm approx

Agent Comments

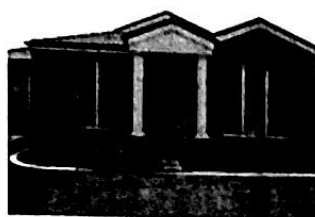
Indicative Selling Price

\$350,000 - \$370,000

Median House Price

Year ending March 2021: \$386,500

Comparable Properties



6/10 Druid St GOLDEN SQUARE 3555 (VG)

Agent Comments



Price: \$340,000

Method: Sale

Date: 28/04/2021

Property Type: Townhouse (Single)



26 Lansell St KANGAROO FLAT 3555 (REI/VG)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 23/02/2021

Property Type: House

Land Size: 222 sqm approx



17 Pattison Dr KANGAROO FLAT 3555
(REI/VG)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 29/01/2021

Property Type: House

Land Size: 400 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.