

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

7 Maple Street, Golden Square Vic 3555

Indicative selling price

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

Range between \$340,000 & \$360,000

Median sale price

Median price \$482,500 Property Type House Suburb Golden Square

Period - From 01/01/2021 to 31/03/2021 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	64 High St KANGAROO FLAT 3555	\$337,000	04/01/2021
2	71 Adam St QUARRY HILL 3550	\$355,000	17/12/2020
3	45 Strickland Rd EAST BENDIGO 3550	\$362,500	16/07/2020

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:

25/05/2021 19:52

7 Maple Street, Golden Square Vic 3555



Marc Cox CAR (REIV)
0419 915 273
marc@dck.com.au



Property Type: Development Site (STCA)
Land Size: 1012 sqm approx
Agent Comments

Indicative Selling Price
\$340,000 - \$360,000
Median House Price
March quarter 2021: \$482,500

Comparable Properties



64 High St KANGAROO FLAT 3555 (REI)

Agent Comments



Price: \$337,000
Method: Private Sale
Date: 04/01/2021
Property Type: House
Land Size: 1710 sqm approx



71 Adam St QUARRY HILL 3550 (VG)

Agent Comments



Price: \$355,000
Method: Sale
Date: 17/12/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 1115 sqm approx



45 Strickland Rd EAST BENDIGO 3550 (VG)

Agent Comments



Price: \$362,500
Method: Sale
Date: 16/07/2020
Property Type: House (Res)
Land Size: 1620 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.