

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 Rosemary Court, Golden Square Vic 3555

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$515,000

Property Type

House

Suburb

Golden Square

Period - From

01/01/2023

to

31/12/2023

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	2/10 Patricia Ct MAIDEN GULLY 3551	\$790,000	28/11/2023
2	4 Kristy Dr SPRING GULLY 3550	\$775,000	12/01/2024
3	33 Mistletoe St GOLDEN SQUARE 3555	\$720,000	25/09/2023

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:

01/03/2024 10:12

7 Rosemary Court, Golden Square Vic 3555



Justin Pell C.A.R.
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4 2 2

Rooms: 6
Property Type: House
Land Size: 930 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
Year ending December 2023: \$515,000

Comparable Properties



2/10 Patricia Ct MAIDEN GULLY 3551 (REI/VG) **Agent Comments**

3 2 2

Price: \$790,000
Method: Private Sale
Date: 28/11/2023
Property Type: House
Land Size: 1710 sqm approx



4 Kristy Dr SPRING GULLY 3550 (REI/VG) **Agent Comments**

4 2 2

Price: \$775,000
Method: Private Sale
Date: 12/01/2024
Property Type: House
Land Size: 701 sqm approx



33 Mistletoe St GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**

3 2 2

Price: \$720,000
Method: Private Sale
Date: 25/09/2023
Property Type: House
Land Size: 716 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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