

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

86 Mackenzie Street, Golden Square Vic 3555

Indicative selling price

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

Range between

\$465,000

&

\$495,000

Median sale price

Median price

\$505,000

Property Type

House

Suburb

Golden Square

Period - From

06/06/2021

to

05/06/2022

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	12 Alexander St KANGAROO FLAT 3555	\$495,000	21/01/2022
2	10 Burrowes St GOLDEN SQUARE 3555	\$491,500	13/04/2022
3	37 Inglewood St GOLDEN SQUARE 3555	\$480,000	07/03/2022

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:

06/06/2022 15:20



Property Type: House (Res)
Land Size: 481 sqm approx
Agent Comments

Indicative Selling Price
\$465,000 - \$495,000
Median House Price
06/06/2021 - 05/06/2022: \$505,000

Comparable Properties



12 Alexander St KANGAROO FLAT 3555 (REI) Agent Comments



Price: \$495,000
Method: Private Sale
Date: 21/01/2022
Property Type: House
Land Size: 896 sqm approx



10 Burrowes St GOLDEN SQUARE 3555 (REI) Agent Comments



Price: \$491,500
Method: Private Sale
Date: 13/04/2022
Property Type: House
Land Size: 408 sqm approx



37 Inglewood St GOLDEN SQUARE 3555 (REI/VG) Agent Comments



Price: \$480,000
Method: Private Sale
Date: 07/03/2022
Property Type: House
Land Size: 651 sqm approx