Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	87 Booth Street, Golden Square Vic 3555
Including suburb or	
locality and postcode	

Indicative selling price

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

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Median sale price

Median price	\$466,888	Pro	perty Type Ho	use	9	Suburb	Golden Square
Period - From	12/01/2021	to	11/01/2022	Sou	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	62 Pallett St GOLDEN SQUARE 3555	\$524,000	15/12/2021
2	52 Pallett St GOLDEN SQUARE 3555	\$505,000	25/08/2021
3	83 Symonds St GOLDEN SQUARE 3555	\$500,000	01/10/2021

OR

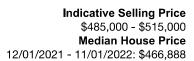
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	12/01/2022 12:57





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





Property Type: House Land Size: 799 sqm approx

Agent Comments

Comparable Properties



62 Pallett St GOLDEN SQUARE 3555 (REI)

= 3

Price: \$524,000 Method: Private Sale Date: 15/12/2021 Property Type: House Land Size: 865 sqm approx **Agent Comments**



52 Pallett St GOLDEN SQUARE 3555 (REI/VG) Agent Comments

= 3

Price: \$505,000 Method: Private Sale Date: 25/08/2021 Property Type: House Land Size: 753 sqm approx



83 Symonds St GOLDEN SQUARE 3555 (VG)

= 3

Price: \$500,000 Method: Sale Date: 01/10/2021

Property Type: Cafe (Com) Land Size: 941 sqm approx **Agent Comments**

Account - Dungey Carter Ketterer | P: 03 5440 5000



