

# 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

87 Booth Street, Golden Square Vic 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$485,000

&

\$515,000

### Median sale price

Median price \$466,888

Property Type House

Suburb Golden Square

Period - From 12/01/2021

to

11/01/2022

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	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



3 1 1

**Property Type:** House  
**Land Size:** 799 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$485,000 - \$515,000

**Median House Price**

12/01/2021 - 11/01/2022: \$466,888

## Comparable Properties



**62 Pallett St GOLDEN SQUARE 3555 (REI)**

**Agent Comments**

3 1 2

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



**52 Pallett St GOLDEN SQUARE 3555 (REI/VG)**

**Agent Comments**

3 1 2

**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)**

**Agent Comments**

3 - -

**Price:** \$500,000  
**Method:** Sale  
**Date:** 01/10/2021  
**Property Type:** Cafe (Com)  
**Land Size:** 941 sqm approx