

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

92 Symonds Street, Golden Square Vic 3555

Indicative selling price

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

Single price

\$399,000

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	72 Symonds St GOLDEN SQUARE 3555	\$415,000	02/03/2021
2	12 Bond St GOLDEN SQUARE 3555	\$415,000	16/02/2021
3	96 Somerville St FLORA HILL 3550	\$395,000	05/02/2021

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:

18/05/2021 13:06



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Property Type: House
Land Size: 731 sqm approx
Agent Comments

Indicative Selling Price
\$399,000
Median House Price
March quarter 2021: \$482,500

Comparable Properties

72 Symonds St GOLDEN SQUARE 3555 (VG)

Agent Comments

3 - -

Price: \$415,000
Method: Sale
Date: 02/03/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 835 sqm approx



12 Bond St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 1 1

Price: \$415,000
Method: Private Sale
Date: 16/02/2021
Property Type: House
Land Size: 676 sqm approx



96 Somerville St FLORA HILL 3550 (REI/VG)

Agent Comments

3 1 1

Price: \$395,000
Method: Private Sale
Date: 05/02/2021
Property Type: House
Land Size: 466 sqm approx