

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

98-100 Specimen Hill Road, Golden Square Vic 3555

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$471,050

Property Type

House

Suburb

Golden Square

Period - From

17/02/2021

to

16/02/2022

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	73 Specimen Hill Rd GOLDEN SQUARE 3555	\$550,000	16/02/2021
2	41 Specimen Hill Rd GOLDEN SQUARE 3555	\$541,000	22/10/2020
3	79 Specimen Hill Rd GOLDEN SQUARE 3555	\$525,000	28/04/2021

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:

17/02/2022 11:47

98-100 Specimen Hill Road, Golden Square Vic 3555



Kaye Lazenby CEA (REIV)
0407 843 167
kaye@dck.com.au



Property Type: House (Previously Occupied - Detached)
Land Size: 669 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
17/02/2021 - 16/02/2022: \$471,050

Comparable Properties



73 Specimen Hill Rd GOLDEN SQUARE 3555 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 16/02/2021
Property Type: House
Land Size: 4329 sqm approx



41 Specimen Hill Rd GOLDEN SQUARE 3555 (VG)

Agent Comments



Price: \$541,000
Method: Sale
Date: 22/10/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 1068 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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79 Specimen Hill Rd GOLDEN SQUARE 3555 (VG)

Agent Comments

 4  -  -

Price: \$525,000

Method: Sale

Date: 28/04/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 1677 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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