

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 and
postcode

1/102 CHUM STREET GOLDEN SQUARE VIC 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$397,500

Property type

Unit

Suburb

Golden Square

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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

3/1 PROUSES ROAD NORTH BENDIGO VIC 3550	\$440,000	13-Jan-23
8 GRENOBLE CLOSE SPRING GULLY VIC 3550	\$530,000	10-Jan-23
3/126 EDWARDS ROAD KENNINGTON VIC 3550	\$475,000	05-Dec-23

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: 02 April 2024



**3/1 PROUSES ROAD NORTH
 BENDIGO VIC 3550**

 3  1  2

Sold Price **\$440,000** Sold Date **13-Jan-23**

Distance **3.22km**



**8 GRENOBLE CLOSE SPRING
 GULLY VIC 3550**

 3  1  2

Sold Price **\$530,000** Sold Date **10-Jan-23**

Distance **4.53km**



**3/126 EDWARDS ROAD
 KENNINGTON VIC 3550**

 2  1  2

Sold Price **\$475,000** Sold Date **05-Dec-23**

Distance **4.96km**

RS = Recent sale UN = Undisclosed Sale

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