

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 DRUID 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

\$490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$521,125

Property type

House

Suburb

Golden Square

Period-from

01 Sep 2022

to

31 Aug 2023

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

14 ELM STREET GOLDEN SQUARE VIC 3555	\$470,000	05-Jun-23
10 SPECIMEN HILL ROAD GOLDEN SQUARE VIC 3555	\$440,000	16-Mar-23
26 NEIL STREET KANGAROO FLAT VIC 3555	\$441,000	28-Mar-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: 04 September 2023



**14 ELM STREET GOLDEN SQUARE
VIC 3555**

 3  1  1

Sold Price

^{RS} **\$470,000**

Sold Date

05-Jun-23

Distance

0.49km



**10 SPECIMEN HILL ROAD GOLDEN
SQUARE VIC 3555**

 3  1  2

Sold Price

\$440,000

Sold Date

16-Mar-23

Distance

1.35km



**26 NEIL STREET KANGAROO FLAT
VIC 3555**

 3  1  3

Sold Price

\$441,000

Sold Date

28-Mar-23

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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