### 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

49 Maple Street, Golden Square Vic 3555

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$395,000		&		\$425,000				
Median sale p	rice								
Median price	\$510,000	Pro	operty Type	Hous	se		Suburb	Golden Square	
Period - From	21/12/2022	to	20/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	11 Poplar St GOLDEN SQUARE 3555	\$413,000	17/08/2022
2	62 Maple St GOLDEN SQUARE 3555	\$410,000	22/02/2023
3	73 Panton St GOLDEN SQUARE 3555	\$405,000	09/02/2023

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:

21/12/2023 14:27



# DCKI





**Property Type:** House (Res) **Land Size:** 754 sqm approx Agent Comments Indicative Selling Price \$395,000 - \$425,000 Median House Price 21/12/2022 - 20/12/2023: \$510,000

## **Comparable Properties**



11 Poplar St GOLDEN SQUARE 3555 (REI/VG) Agent Comments



Price: \$413,000 Method: Private Sale Date: 17/08/2022 Property Type: House Land Size: 656 sqm approx



62 Maple St GOLDEN SQUARE 3555 (REI/VG) Agent Comments



Price: \$410,000 Method: Private Sale Date: 22/02/2023 Property Type: House Land Size: 609 sqm approx



73 Panton St GOLDEN SQUARE 3555 (REI/VG) Agent Comments



Price: \$405,000 Method: Private Sale Date: 09/02/2023 Property Type: House Land Size: 673 sqm approx

#### Account - Dungey Carter Ketterer | P: 03 5440 5000





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