

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

84 Specimen Hill Road, Golden Square Vic 3555

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$540,000 Property Type House Suburb Golden Square

Period - From 01/07/2023 to 30/09/2023 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	1 Druid St GOLDEN SQUARE 3555	\$490,000	04/10/2023
2	56 Specimen Hill Rd GOLDEN SQUARE 3555	\$485,000	03/04/2023
3	54 Specimen Hill Rd GOLDEN SQUARE 3555	\$460,000	01/09/2023

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:

30/11/2023 10:48



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Property Type: House
Land Size: 508 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$460,000 - \$490,000
Median House Price
September quarter 2023: \$540,000

Comparable Properties



1 Druid St GOLDEN SQUARE 3555 (REI)

[Agent Comments](#)

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Price: \$490,000
Method: Private Sale
Date: 04/10/2023
Property Type: House
Land Size: 641 sqm approx



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

[Agent Comments](#)

3 1 2

Price: \$485,000
Method: Private Sale
Date: 03/04/2023
Property Type: House
Land Size: 814 sqm approx



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

[Agent Comments](#)

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Price: \$460,000
Method: Private Sale
Date: 01/09/2023
Property Type: House
Land Size: 800 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000