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	14 POPLAR 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	$480,000	&	$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$505,000	Property type	House	Suburb	Golden Square
Period-from	01 Nov 2023	to	31 Oct 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.

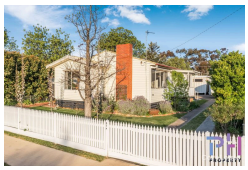
Address of comparable property	Price	Date of sale
97A PANTON STREET GOLDEN SQUARE VIC 3555	$495,000	20-Nov-24
3 MIMOSA STREET GOLDEN SQUARE VIC 3555	$475,000	26-Sep-24
21 HIGH STREET KANGAROO FLAT VIC 3555	$480,000	02-Sep-24

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: 25 November 2024

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97A PANTON STREET GOLDEN SQUARE VIC 3555

3 1 1

Sold Price RS $495,000 Sold Date **20-Nov-24**

Distance **0.24km**



3 MIMOSA STREET GOLDEN SQUARE VIC 3555

3 1 2

Sold Price $475,000 Sold Date **26-Sep-24**

Distance **0.75km**



21 HIGH STREET KANGAROO FLAT VIC 3555

3 1 3

Sold Price $480,000 Sold Date **02-Sep-24**

Distance **1.15km**

RS = Recent sale **UN** = Undisclosed Sale

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