STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/192 MACKENZIE STREET W, GOLDEN

2 | 1 | 1

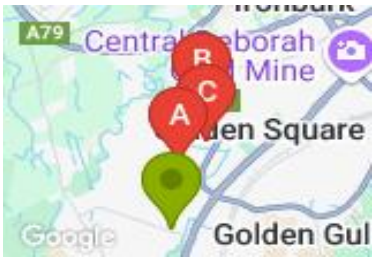
Indicative Selling Price

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

Price Range: **$400,000 to $440,000**

Provided by: PRD Admin, PRD Nationwide Bendigo

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (Unit)

$477,250

01 November 2024 to 31 January 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



1/79 ASPINALL ST, GOLDEN SQUARE, VIC

2 | 1 | 1

Sale Price

$420,000

Sale Date: 23/05/2024

Distance from Property: 930m



10/18A EMMETT ST, GOLDEN SQUARE, VIC

2 | 2 | 2

Sale Price

$430,000

Sale Date: 19/01/2024

Distance from Property: 1.8km



2/24 KIRBY ST, GOLDEN SQUARE, VIC 3555

3 | 1 | 2

Sale Price

$435,000

Sale Date: 03/07/2024

Distance from Property: 1.4km

This report has been compiled on 14/03/2025 by PRD Nationwide Bendigo. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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