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	78 MISTLETOE 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	$730,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$525,500	Property type	House	Suburb	Golden Square
Period-from	01 Jul 2024	to	30 Jun 2025	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
34 DANIEL DRIVE GOLDEN SQUARE VIC 3555	$785,000	12-Jun-25
5 MAGAZINE BOULEVARD GOLDEN SQUARE VIC 3555	$740,000	01-May-25
52 WESTBURY BOULEVARD MAIDEN GULLY VIC 3551	$740,000	21-Feb-25

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: 10 July 2025

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34 DANIEL DRIVE GOLDEN SQUARE VIC 3555

4 2 3

Sold Price RS $785,000 Sold Date 12-Jun-25

Distance 0.69km



5 MAGAZINE BOULEVARD GOLDEN SQUARE VIC 3555

3 2 2

Sold Price $740,000 Sold Date 01-May-25

Distance 0.73km



52 WESTBURY BOULEVARD MAIDEN GULLY VIC 3551

4 2 2

Sold Price Sold Date 21-Feb-25

Distance 1.83km

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

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