

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

99 Marong Road, Golden Square Vic 3555

Indicative selling price

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

Range between

\$249,000

&

\$269,000

Median sale price

Median price

\$330,000

Property Type

House

Suburb

Golden Square

Period - From

01/10/2018

to

30/09/2019

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	2 Jorben Pl GOLDEN SQUARE 3555	\$286,000	08/08/2019
2	60 Specimen Hill Rd GOLDEN SQUARE 3555	\$271,000	27/08/2019
3	1 Sandner Gr GOLDEN SQUARE 3555	\$252,000	26/11/2019

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:

03/12/2019 08:43



3 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 559 sqm approx
Agent Comments

Indicative Selling Price
\$249,000 - \$269,000
Median House Price
Year ending September 2019: \$330,000

Comparable Properties



2 Jorben PI GOLDEN SQUARE 3555 (REI/VG) Agent Comments

3 1 2

Price: \$286,000
Method: Private Sale
Date: 08/08/2019
Property Type: House
Land Size: 380 sqm approx



60 Specimen Hill Rd GOLDEN SQUARE 3555 (VG) Agent Comments

3 - -

Price: \$271,000
Method: Sale
Date: 27/08/2019
Property Type: House (Res)
Land Size: 412 sqm approx



1 Sandner Gr GOLDEN SQUARE 3555 (REI) Agent Comments

2 1 1

Price: \$252,000
Method: Private Sale
Date: 26/11/2019
Property Type: House
Land Size: 286 sqm approx