

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

13 Manallack Street, Golden Square Vic 3555

Indicative selling price

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

Single price \$599,000

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	1 Chelsea Blvd STRATHDALE 3550	\$600,000	11/09/2019
2	9 Wolstencroft St FLORA HILL 3550	\$600,000	26/02/2019
3	16 Steane St KENNINGTON 3550	\$599,900	25/05/2019

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:

28/11/2019 17:00



Property Type: Land
Land Size: 735 sqm approx
Agent Comments

Indicative Selling Price

\$599,000

Median House Price

Year ending September 2019: \$330,000

Comparable Properties



1 Chelsea Blvd STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 11/09/2019
Property Type: House
Land Size: 800 sqm approx



9 Wolstencroft St FLORA HILL 3550 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 26/02/2019
Rooms: 6
Property Type: House
Land Size: 461 sqm approx



16 Steane St KENNINGTON 3550 (VG)

Agent Comments



Price: \$599,900
Method: Sale
Date: 25/05/2019
Property Type: House (Res)
Land Size: 330 sqm approx