

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

10/2 Kirby 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

\$255,000

Median sale price

Median price

\$344,000

Property type

Unit

Suburb

Golden Square

Period - From

1 st June 2019

to

1 st June 2020

Source

Realestate.com.au

Comparable property sales

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 3/7 Caleb Close, Golden Square	\$277,000	26 th August 2019
2 2/6 Beverley St, Kangaroo Flat	\$240,000	19 th August 2019
3 8 Sandner Grove Golden Square	\$272,000	04 October 2019

This Statement of Information was prepared on:

1 st July 2020
