

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

12 Marble 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

\$1,585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Unit

Suburb

Golden Square

Period-from

01 Jan 2021

to

31 Dec 2021

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

9 Alfreda Place Golden Square VIC 3555	\$1,250,000	23-Feb-21
56 Rosalind Street Bendigo VIC 3550	\$1,215,000	19-Jan-22
75 Honeysuckle Street Ironbark VIC 3550	\$1,187,500	20-Sep-21

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: 24 January 2022



9 Alfreda Place Golden Square VIC 3555

 4  2  5

Sold Price

\$1,250,000

Sold Date

23-Feb-21

Distance

2.33km



56 Rosalind Street Bendigo VIC 3550

 3  2  3

Sold Price

^{RS} **\$1,215,000**

Sold Date

19-Jan-22

Distance

1.64km



75 Honeysuckle Street Ironbark VIC 3550

 3  2  2

Sold Price

\$1,187,500

Sold Date

20-Sep-21

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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