

## 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

6 Soldatos Drive Golden Square VIC 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$390,000

&

\$415,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$342,000

Property type

House

Suburb

Golden Square

Period-from

01 Aug 2019

to

31 Jul 2020

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

20 Soldatos Drive Golden Square VIC 3555	\$410,000	19-Oct-18
5 Caleb Close Golden Square VIC 3555	\$410,000	18-Sep-18
14 Magazine Boulevard Golden Square VIC 3555	\$410,000	22-Aug-18

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: 27 August 2020

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**20 Soldatos Drive Golden Square  
VIC 3555**

3 2 2

Sold Price

**\$410,000**

Sold Date

**19-Oct-18**

Distance

**0.13km**

**Notes from your agent**

Separate lounge, study and rumpus  
No shed



**5 Caleb Close Golden Square VIC  
3555**

3 2 2

Sold Price

Sold Date

**18-Sep-18**

Distance

**0.46km**

**Notes from your agent**

3 living areas, no shed



**14 Magazine Boulevard Golden  
Square VIC 3555**

3 2 2

Sold Price

Sold Date

**22-Aug-18**

Distance

**0.58km**



**26 Futura Avenue Golden Square  
VIC 3555**

3 2 2

Sold Price

**\$372,000**

Sold Date

**22-Oct-18**

Distance

**0.46km**

RS = Recent sale

UN = Undisclosed Sale

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**15A Bronze Drive Kangaroo Flat  
VIC 3555**

3 2 2

Sold Price **\$358,500** Sold Date **28-Aug-18**

Distance **0.95km**

**Notes from your agent**

Study, small block, no shed



**24 Freeman Drive Kangaroo Flat  
VIC 3555**

3 2 2

Sold Price **\$397,500** Sold Date **19-Sep-18**

Distance **1.04km**



**1 Colrae Court Golden Square VIC  
3555**

3 2 2

Sold Price **\$362,000** Sold Date **05-Nov-18**

Distance **0.17km**

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

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