# 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 (\*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	Prop	rty type House		Suburb	Golden Square	
Period-from	01 Aug 2019	to	31 Jul 2	020 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



consumer.vic.gov.au

**\_UKE GOGGIN REAL ESTATE** 

Melinda Goggin

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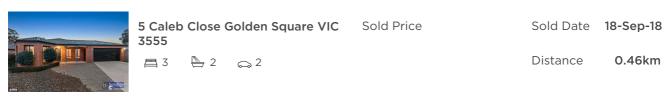


 20 Soldatos Drive Golden Square
 Sold Price
 \$410,000
 Sold Date
 19-Oct-18

 VIC 3555
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 □ Distance
 0.13km

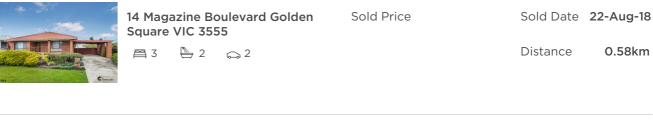
#### Notes from your agent

Separate lounge, study and rumpus No shed



Notes from your agent

3 living areas, no shed





 26 Futura Avenue Golden Square
 Sold Price
 \$372,000 Sold Date
 22-Oct-18

 VIC 3555
 □
 2
 □
 Distance
 0.46km

#### RS = Recent sale UN = Undisclosed Sale

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15A Bronze Drive Kangaroo Flat VIC 3555

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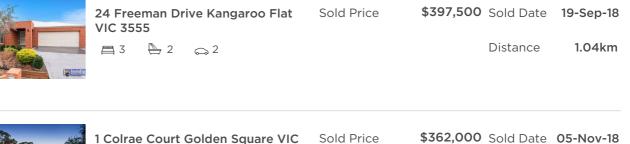
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Sold Price \$358,500 Sold Date 28-Aug-18

Distance 0.95km

Notes from your agent Study, small block, no shed





1 Colrae 3555	e Court	Golden Square VIC	Sold Price	\$362,000	Sold Date	05-Nov-18
<b></b> 3	2 🚔	<u></u>			Distance	0.17km

RS = Recent sale UN = Undisclosed Sale

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