

# 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

22 Druid Street, 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)

Range between

\$385,000

&

\$420,000

### Median sale price

Median price

\$390,000

Property Type

House

Suburb

Golden Square

Period - From

14/04/2020

to

13/04/2021

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 | 11 Ridge Pl GOLDEN SQUARE 3555   | \$420,000 | 23/07/2020   |
| 2 | 20 Druid St GOLDEN SQUARE 3555   | \$388,000 | 28/09/2020   |
| 3 | 5 Trickett Ct KANGAROO FLAT 3555 | \$384,250 | 28/08/2020   |

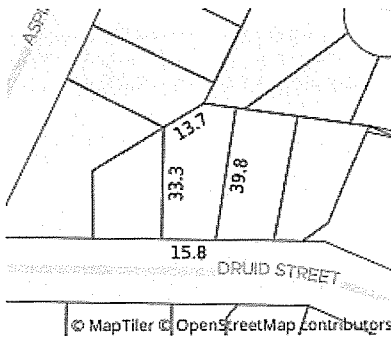
OR

~~**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:

14/04/2021 14:28

22 Druid Street, Golden Square Vic 3555



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 704 sqm approx

Agent Comments

**Indicative Selling Price**

\$385,000 - \$420,000

**Median House Price**

14/04/2020 - 13/04/2021: \$390,000

## Comparable Properties



11 Ridge PI GOLDEN SQUARE 3555 (REI/VG) Agent Comments



**Price:** \$420,000

**Method:** Private Sale

**Date:** 23/07/2020

**Rooms:** 4

**Property Type:** House

**Land Size:** 467 sqm approx



20 Druid St GOLDEN SQUARE 3555 (REI/VG) Agent Comments



**Price:** \$388,000

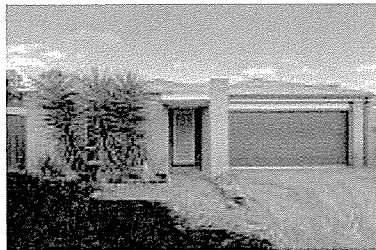
**Method:** Private Sale

**Date:** 28/09/2020

**Rooms:** 6

**Property Type:** House

**Land Size:** 693 sqm approx



5 Trickett Ct KANGAROO FLAT 3555 (REI/VG) Agent Comments



**Price:** \$384,250

**Method:** Private Sale

**Date:** 28/08/2020

**Rooms:** 6

**Property Type:** House

**Land Size:** 800 sqm approx

Account - Mawby Property | P: 03 54449888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.