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<br>Including suburb and postcode | 7 MIKADO PLACE 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 | $850,000 | & | $895,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $500,000 | Property type | House | Suburb | Golden Square |
| Period-from | 01 May 2023 | to | 30 Apr 2024 | 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 |
|---|---|---|
| 25 BROOKLYN DRIVE GOLDEN SQUARE VIC 3555 | $865,000 | 28-Apr-23 |
| 3 GEMINI COURT GOLDEN SQUARE VIC 3555 | $890,000 | 18-Dec-23 |
| 109 MAPLE STREET GOLDEN SQUARE VIC 3555 | $870,000 | 12-Sep-23 |

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: 10 May 2024

LUKE GOGGIN REAL ESTATE

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**25 BROOKLYN DRIVE GOLDEN SQUARE VIC 3555**

4 2 2

Sold Price **$865,000** Sold Date **28-Apr-23**

Distance **0.42km**



**3 GEMINI COURT GOLDEN SQUARE VIC 3555**

4 2 2

Sold Price **$890,000** Sold Date **18-Dec-23**

Distance **0.98km**



**109 MAPLE STREET GOLDEN SQUARE VIC 3555**

4 2 2

Sold Price **$870,000** Sold Date **12-Sep-23**

Distance **1.46km**

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

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