

## 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)

2/21 Balmoral 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))

Range Between: \$370,000 & \$380,000

### Median sale price

Property Type: Unit

Suburb: Golden Square

Period – From: February 2020

to: January 2021

Median Price: \$281,500

Source: Corelogic

### Comparable Property Sales

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
1/40 John Street, Kangaroo Flat VIC 3555	\$385,600	23/11/2020
15 Freeman Drive, Kangaroo Flat VIC 3555	\$380,000	20/10/2020
56 Wade Street, Golden Square VIC 3555	\$380,000	18/10/2021

This statement of Information was prepared on: 19/02/2021