

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 61 Mistletoe 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 \$340,000 & \$360,000

**Median sale price**

Median price \$365,000 Property Type House Suburb Golden Square

Period - From 01/10/2020 to 31/12/2020 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	22 Clarcoll Cr KANGAROO FLAT 3555	\$355,000	21/02/2020
2	2 Wade St GOLDEN SQUARE 3555	\$341,000	24/12/2020
3	15 Mistletoe St GOLDEN SQUARE 3555	\$330,000	14/10/2020

**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: 24/03/2021 12:29



**Property Type:** House  
**Land Size:** 708 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$340,000 - \$360,000  
**Median House Price**  
December quarter 2020: \$365,000

2 bedrooms Ensuite to main, large shower, vanity, toilet Built in robes Split system heat/cool and ducted heating Large open plan living/dining/kitchen Gas hotplates, electric under bench oven, dishwasher Shower, bath and vanity to main bathroom Separate toilet Separate laundry Single carport access to house 6m x 2.6m undercover entertainment area to rear of house Shed Approximately 708m2 block Fenced rear yard

## Comparable Properties

### 22 Clarcoll Cr KANGAROO FLAT 3555 (VG)

**Agent Comments**



**Price:** \$355,000  
**Method:** Sale  
**Date:** 21/02/2020  
**Property Type:** House (Res)  
**Land Size:** 380 sqm approx



### 2 Wade St GOLDEN SQUARE 3555 (REI/VG)

**Agent Comments**



**Price:** \$341,000  
**Method:** Private Sale  
**Date:** 24/12/2020  
**Property Type:** House  
**Land Size:** 575 sqm approx



### 15 Mistletoe St GOLDEN SQUARE 3555 (REI/VG)

**Agent Comments**



**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 14/10/2020  
**Property Type:** House