

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

3 Illingworth Street, Golden Square Vic 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$320,000 & \$350,000

Median sale price

Median price \$520,000 Property Type House Suburb Golden Square

Period - From 01/07/2023 to 30/06/2024 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	421 High St GOLDEN SQUARE 3555	\$340,000	21/03/2024
2	336 High St GOLDEN SQUARE 3555	\$350,000	08/11/2023
3	16 Symonds St GOLDEN SQUARE 3555	\$350,000	06/07/2023

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:

26/08/2024 22:22

3 Illingworth Street, Golden Square Vic 3555



Jaylee Dixon
0490035610

office@stepupproperty.com.au



Property Type: House (Previously Occupied - Detached)
Land Size: 482 sqm approx
Agent Comments

Indicative Selling Price

\$320,000 - \$350,000

Median House Price

Year ending June 2024: \$520,000

Comparable Properties



421 High St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 21/03/2024
Property Type: House
Land Size: 608 sqm approx



336 High St GOLDEN SQUARE 3555 (VG)

Agent Comments



Price: \$350,000
Method: Sale
Date: 08/11/2023
Property Type: House (Previously Occupied - Detached)
Land Size: 264 sqm approx



16 Symonds St GOLDEN SQUARE 3555 (VG)

Agent Comments



Price: \$350,000
Method: Sale
Date: 06/07/2023
Property Type: House (Previously Occupied - Detached)
Land Size: 635 sqm approx

Account - Step Up Property



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.