

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb or locality
and postcode

1/34 MACKENZIE STREET WEST GOLDEN SQUARE VIC 3555 & 2/34 MACKENZIE STREET WEST GOLDEN SQUARE VIC 3555

Indicative selling price

One bedroom units		Lower price		Higher price
1/34 MACKENZIE STREET WEST GOLDEN SQUARE VIC 3555	between	\$250,000	&	\$270,000
2/34 MACKENZIE STREET WEST GOLDEN SQUARE VIC 3555	between	\$250,000	&	\$270,000

Unit median sale price

Median price

\$420,000

Suburb or locality

Golden Square VIC 3555

Period - From

01 May 2024

To

30 Apr 2025

Source

Corelogic

Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

1 bedroom units

	Address of comparable unit	Price	Date of sale
	2/58 PANTON STREET GOLDEN SQUARE VIC 3555	\$200,000	29-Jul-24
	4/52 HAPPY VALLEY ROADIRONBARK VIC 3550	\$245,000	12-Feb-25
	2/42 MAFEKING STREET SOUTHKENNINGTON VIC 3550	\$220,000	28-Jan-25

This Statement of Information was prepared on:

15 May 2025