

## 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 29 Lowden Close, Goldie

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between  &

#### Median sale price

Median price

Property type

Suburb

Period - From

to

Source

#### 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
441 Mount William Road, Goldie	\$800,000	23/11/2024
644 Mount William Road, Goldie	\$1,250,000	30/09/2024
2005 Kilmore-Lancefield Road, Lancefield	\$1,420,000	20/09/2024

This Statement of Information was prepared on: