

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

11 Curnow Street, Golden Square Vic 3555

Indicative selling price

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

Single price \$349,000

Median sale price

Median price \$350,000

House

X

Unit

Suburb or locality

Golden Square

Period - From 01/07/2018

to 30/09/2018

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 eighteen 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	28 Norfolk St NORTH BENDIGO 3550	\$348,500	12/12/2017
2	15 Bond St GOLDEN SQUARE 3555	\$335,000	12/04/2018
3	102 Aspinall St GOLDEN SQUARE 3555	\$325,000	20/06/2018

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 eighteen months.



Rooms:
Property Type:
Agent Comments

Comparable Properties



28 Norfolk St NORTH BENDIGO 3550 (REI/VG) Agent Comments



Price: \$348,500
Method: Private Sale
Date: 12/12/2017
Rooms: 7
Property Type: House
Land Size: 1012 sqm approx



15 Bond St GOLDEN SQUARE 3555 (REI/VG) Agent Comments



Price: \$335,000
Method: Private Sale
Date: 12/04/2018
Rooms: 4
Property Type: House
Land Size: 1030 sqm approx



102 Aspinall St GOLDEN SQUARE 3555 (REI/VG) Agent Comments



Price: \$325,000
Method: Private Sale
Date: 20/06/2018
Rooms: 5
Property Type: House
Land Size: 812 sqm approx