

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 GOLDEN HEIGHTS DRIVE, GOLDEN

 3  2  2

Indicative Selling Price

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

Price Range: **\$432,000 to \$478,000**

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

\$311,750

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



12 GONDOLIER TCE, GOLDEN SQUARE, VIC

 3  2  2

Sale Price

****\$450,000**

Sale Date: 08/12/2017

Distance from Property: 157m



13 PINNACLE TCE, GOLDEN SQUARE, VIC 3555

 3  2  2

Sale Price

\$515,000

Sale Date: 18/08/2017

Distance from Property: 235m



6 GRANGE TCE, GOLDEN SQUARE, VIC 3555

 4  2  1

Sale Price

***\$400,000**

Sale Date: 23/08/2017

Distance from Property: 127m



This report has been compiled on 21/02/2018 by Maher Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 GOLDEN HEIGHTS DRIVE, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Price Range:

\$432,000 to \$478,000

Median sale price

Median price

\$311,750

House

X

Unit


Suburb

GOLDEN SQUARE

Period

01 January 2017 to 31 December 2017

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
12 GONDOLIER TCE, GOLDEN SQUARE, VIC 3555	**\$450,000	08/12/2017
13 PINNACLE TCE, GOLDEN SQUARE, VIC 3555	\$515,000	18/08/2017
6 GRANGE TCE, GOLDEN SQUARE, VIC 3555	*\$400,000	23/08/2017