

## 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 4 Allpress Drive, Golden Square

### Indicative selling price

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

\$420,000

&

\$450,000

### Median sale price

Median price \$325,000

House

X

Period - From 6<sup>th</sup> August  
2018

to 6<sup>th</sup> August  
2018

Source Realestate.com.au

### 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
1. 7 Magazine Boulevard, Golden Square	\$369,000	16 Feb 2018
2. 13 Haydrian Court, Golden Square	\$408,000	23 Nov 2017
3. 4 Fordyce Court, Golden Square	\$394,000	26 Oct 2017

Property data source: [rpp.rdata.com.au](http://rpp.rdata.com.au) Generated on 13<sup>th</sup> August 2018.

## Additional information about comparable sales.



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**Golden Square** 7 Magazine Boulevard

**4 BED 2 BATH 2 CAR**

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**METHOD** Private  
**TYPE** House  
**LAND** 548m2 approx.



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**Golden Square** 13 Haydrian Court

**4 BED 2 BATH 2 CAR**

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**METHOD** Private  
**TYPE** House  
**LAND** 1,054m2 approx.



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**Golden Square** 4 Fordyce Court

**4 BED 2 BATH 2 CAR**

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**METHOD** Private  
**TYPE** House  
**LAND** 904m2 approx.

Property data source: rpp.rdata.com Generated on 13<sup>th</sup> August 2018.