

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

Stage 2 Sandhurst Crest , 134 – 166 Aspinnall Street, Golden Square VIC 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class

e.g. One bedroom units

Single price

Lower price

Higher price

Lot 58	\$*150,950	or range between	\$*	&	\$
Lot 59	\$*160,000	or range between	\$*	&	\$
Lot 60	\$*160,000	or range between	\$*	&	\$
Lot 62	\$*150,950	or range between	\$*	&	\$
Lot 63	\$*227,000	or range between	\$*	&	\$
Lot 64	\$*198,500				
Lot 72	\$*176,500				
Lot 73	\$*175,000				
Lot 74	\$*175,000				
Lot 75	\$*177,500				

Additional entries may be included or attached as required.

Unit median sale price

Median price \$132,000

Suburb or locality GOLDEN SQUARE

Period - From 01 JULY 2018 To 30 JUNE 2019

Source PRICEFINDER

Comparable property sales (*Delete A or B below as applicable)

A* 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.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
All available lots being Lots 58, 59, 60, 62, 63, 64, 72, 73, 74, 75.	17 McCarthy Dve, GOLDEN SQUARE, VIC 3555	\$152,000	26/04/2019
	27 Kronk St , GOLDEN SQUARE, VIC 3555	\$165,000	01/10/2018
	292 Mackenzie St, GOLDEN SQUARE, VIC 3555	\$160,000	06/02/2019

This Statement of Information was prepared on: 25/09/2019