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# Statement of Information

3/33 ALLINGHAM STREET, GOLDEN SQUARE, VIC 3555

Prepared by Matt Pinniger, Office Phone: 03 5440 9500



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| Tweed Sutherland

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3/33 ALLINGHAM STREET, GOLDEN**

2 2 1

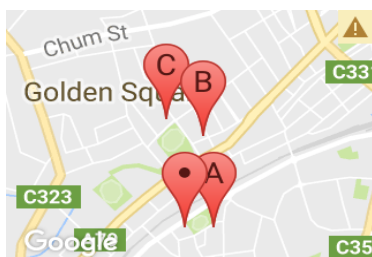
**Indicative Selling Price**

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

**Single Price: 280,000**

Provided by: Matt Pinniger, Tweed Sutherland First National Real Estate

## MEDIAN SALE PRICE



**GOLDEN SQUARE, VIC, 3555**

**Suburb Median Sale Price (Unit)**

**\$249,000**

01 April 2016 to 31 March 2017

Provided by: pricefinder

## 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.



**20 HOLLOW ST, GOLDEN SQUARE, VIC 3555**

3 1 1

**Sale Price**

**\$280,000**

Sale Date: 01/02/2017

Distance from Property: 193m



**56 OLD HIGH ST, GOLDEN SQUARE, VIC 3555**

2 1 3

**Sale Price**

**\$285,000**

Sale Date: 06/10/2016

Distance from Property: 677m



**292 MACKENZIE ST, GOLDEN SQUARE, VIC**

3 1 3

**Sale Price**

**\*\$295,000**

Sale Date: 02/06/2017

Distance from Property: 797m



This report has been compiled on 15/06/2017 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

3/33 ALLINGHAM STREET, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Single Price:

280,000

Median sale price

Median price

\$249,000

House

Unit

X


Suburb

GOLDEN SQUARE

Period

01 April 2016 to 31 March 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
20 HOLLOW ST, GOLDEN SQUARE, VIC 3555	\$280,000	01/02/2017
56 OLD HIGH ST, GOLDEN SQUARE, VIC 3555	\$285,000	06/10/2016
292 MACKENZIE ST, GOLDEN SQUARE, VIC 3555	*\$295,000	02/06/2017