

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

3/8B Elwood Street, Golden Square VIC 3555

Indicative selling price

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

Range Between \$270,000 & \$290,000

Median sale price

Median Price \$247,500

Unit



Suburb
or locality

Golden Square

Period - From Jan 2018

to Nov 2018

Source Pricefinder

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	9/18a Emmett St, Golden Square VIC 3555	\$288,000	28/06/2018
2	1/397 High St, Golden Square VIC 3555	\$270,000	26/06/2018
3	1/18a Emmett St, Golden Square VIC 3555	\$292,000	07/03/2018