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# Statement of Information

1/73 SYMONDS 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



**1/73 SYMONDS STREET, GOLDEN**

3 2 2

### Indicative Selling Price

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

**Price Range: \$295,000 to \$325,000**

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

## MEDIAN SALE PRICE



**GOLDEN SQUARE, VIC, 3555**

Suburb Median Sale Price (Unit)

**\$245,000**

01 July 2016 to 30 June 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 SYMONDS ST, GOLDEN SQUARE, VIC 3555**

3 2 1

Sale Price

**\*\$313,500**

Sale Date: 26/07/2017

Distance from Property: 524m



**2 MAGAZINE BVD, GOLDEN SQUARE, VIC 3555**

3 1 2

Sale Price

**\*\$322,000**

Sale Date: 10/07/2017

Distance from Property: 231m



**1 TAPLAN CRT, GOLDEN SQUARE, VIC 3555**

3 2 1

Sale Price

**\$325,000**

Sale Date: 17/11/2016

Distance from Property: 589m



This report has been compiled on 06/09/2017 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

1/73 SYMONDS 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)

Price Range:

\$295,000 to \$325,000

Median sale price

Median price

\$245,000

House

Unit

X

Suburb

GOLDEN SQUARE

Period

01 July 2016 to 30 June 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 SYMONDS ST, GOLDEN SQUARE, VIC 3555  | *\$313,500 | 26/07/2017   |
| 2 MAGAZINE BVD, GOLDEN SQUARE, VIC 3555 | *\$322,000 | 10/07/2017   |
| 1 TAPLAN CRT, GOLDEN SQUARE, VIC 3555   | \$325,000  | 17/11/2016   |