

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	57A Bellevue Road, Golden Square Vic 3555
Including suburb or	· •
locality andpostcode	

Indicative selling price

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

Single price \$88,000

Median sale price

Median price	\$295,000	Hou	se X	Unit		Suburb or locality	Golden Square
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

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

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

	areas or comparative property		
1	1a Thompson St LONG GULLY 3550	\$100,000	08/02/2017
2	125 Olympic Pde KANGAROO FLAT 3555	\$99,900	16/10/2017
3	123 Olympic Pde KANGAROO FLAT 3555	\$97,000	19/11/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.





Price

Date of sale

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Rooms: **Property Type: Agent Comments**

Indicative Selling Price \$88,000 **Median House Price** December quarter 2017: \$295,000

Comparable Properties



1a Thompson St LONG GULLY 3550 (REI/VG)

Price: \$100,000 Method: Private Sale Date: 08/02/2017

Rooms: -

Property Type: Land Land Size: 710 sqm approx



125 Olympic Pde KANGAROO FLAT 3555 (VG) Agent Comments

Price: \$99,900 Method: Sale Date: 16/10/2017 Rooms: -

Property Type: Land

Land Size: 380 sqm approx



123 Olympic Pde KANGAROO FLAT 3555 (VG) Agent Comments

Price: \$97,000 Method: Sale Date: 19/11/2017 Rooms: -

Property Type: Land

Land Size: 390 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000 | F: 03 5440 5050





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

