

## 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  
Including suburb or  
locality and postcode

5 Elwood 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 \$325,000

#### Median sale price

Median price \$330,250 House ☒ Unit ☐ Suburb or locality Golden Square

Period - From 01/04/2018 to 30/06/2018 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	Price	Date of sale
1	4 Manallack St GOLDEN SQUARE 3555	\$325,000	30/05/2018
2	2 Magazine Blvd GOLDEN SQUARE 3555	\$322,000	10/07/2017
3	20 Pallett St GOLDEN SQUARE 3555	\$320,000	16/06/2017

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.

5 Elwood Street, Golden Square Vic 3555



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**Indicative Selling Price**

\$325,000

**Median House Price**

June quarter 2018: \$330,250



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 779 sqm approx

**Agent Comments**

## Comparable Properties



**4 Manallack St GOLDEN SQUARE 3555 (REI/VG)**

**Agent Comments**



**Price:** \$325,000

**Method:** Private Sale

**Date:** 30/05/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 1000 sqm approx



**2 Magazine Blvd GOLDEN SQUARE 3555 (REI/VG)**

**Agent Comments**



**Price:** \$322,000

**Method:** Private Sale

**Date:** 10/07/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 636 sqm approx



**20 Pallett St GOLDEN SQUARE 3555 (VG)**

**Agent Comments**



**Price:** \$320,000

**Method:** Sale

**Date:** 16/06/2017

**Rooms:** -

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 938 sqm approx

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

**Generated:** 12/09/2018 12:25



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.