
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

2/494 High Street, Golden Square VIC 3555

Indicative selling price

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

\$295,000

&

\$315,000

Median sale price

Median price

\$322,250

House

X

Suburb or
locality

Golden Square

Period - From

May 7, 2018

to

May 12, 2018

Source

www.realestate.com.au
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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. 1/73 Symonds Street, Golden Square VIC 3555	\$295,000	16/10/17
2. 3/73 Symonds Street, Golden Square VIC 3555	\$305,000	21/12/17
3. 8 Osborn Avenue, Kangaroo Flat VIC 3555	\$290,000	26/02/18

Property data source: www.rpdata.com.au. Generated on 12/05/18.

Additional information about comparable sales.



Golden Square 1/73 Symonds Street 3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 220m2



Golden Square 3/73 Symonds Street 3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 249m2



Kangaroo Flat 8 Osborn Avenue 3 BED 2 BATH 3 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 670m2