

## 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

1/75 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)

Range between

\$280,000

&

\$295,000

#### Median sale price

Median price

\$330,000

House

X

Unit

Suburb or locality

Golden Square

Period - From

01/01/2018

to

31/12/2018

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	2/10 Larritt St BENDIGO 3550	\$292,500	26/09/2017
2	1/78 Somerville St FLORA HILL 3550	\$290,000	24/10/2018
3	90a Sternberg St KENNINGTON 3550	\$280,000	01/08/2018

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.

1/75 Symonds Street, Golden Square Vic 3555



Adam Smith C.A.R.  
5440 5012  
0408 276 484  
adam@dck.com.au

**Indicative Selling Price**

\$280,000 - \$295,000

**Median House Price**

Year ending December 2018: \$330,000



**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**2/10 Larritt St BENDIGO 3550 (VG)**

**Agent Comments**



**Price:** \$292,500

**Method:** Sale

**Date:** 26/09/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**1/78 Somerville St FLORA HILL 3550 (REI/VG)** **Agent Comments**



**Price:** \$290,000

**Method:** Private Sale

**Date:** 24/10/2018

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 248 sqm approx

**90a Sternberg St KENNINGTON 3550 (VG)**

**Agent Comments**



**Price:** \$280,000

**Method:** Sale

**Date:** 01/08/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)