

### 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 andpostcode

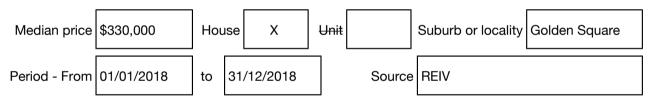
ss	1/75 Symonds Street, Golden Square Vic 3555
or	
le	

#### Indicative selling price

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

Range between \$280,000	&	\$295,000
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#### Median sale price



#### 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.

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

propertydata

#### Generated: 04/02/2019 12:49

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.

1/75 Symonds Street, Golden Square Vic 3555



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





Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$280,000 - \$295,000 Median House Price Year ending December 2018: \$330,000

## **Comparable Properties**



2/10 Larritt St BENDIGO 3550 (VG)



Price: \$292,500 Method: Sale Date: 26/09/2017 Rooms: -Property Type: Flat/Unit/Apartment (Res) \_\_\_\_

Agent Comments

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)

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