

## STATEMENT OF INFORMATION

61 SHAMROCK STREET, GOLDEN SQUARE, VIC

PREPARED BY JENNY DONALDSON, PROFESSIONALS BENDIGO



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**61 SHAMROCK STREET, GOLDEN**

 3  1  1

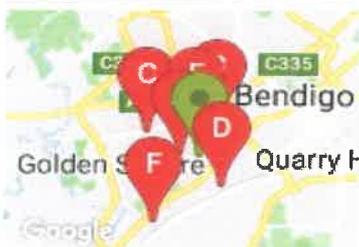
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$325,000 to \$335,000**

Provided by: Jenny Donaldson, Professionals Bendigo

## MEDIAN SALE PRICE



**GOLDEN SQUARE, VIC, 3555**

Suburb Median Sale Price (House)

**\$325,500**

01 July 2017 to 30 June 2018

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



**29 OPHIR ST, GOLDEN SQUARE, VIC 3555**

 3  1  1

**Sale Price**

**\*\*\$307,500**

Sale Date: 25/05/2018

Distance from Property: 284m



**40 HONEYSUCKLE ST, BENDIGO, VIC 3550**

 3  1  1

**Sale Price**

**\$310,000**

Sale Date: 23/02/2018

Distance from Property: 531m



**65 CHUM ST, GOLDEN SQUARE, VIC 3555**

 3  1  1

**Sale Price**

**\*\$325,000**

Sale Date: 12/02/2018

Distance from Property: 818m



This report has been compiled on 26/07/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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287 KING ST, GOLDEN SQUARE, VIC 3555

 3  2  1

Sale Price

**\*\$325,000**

Sale Date: 02/01/2018

Distance from Property: 561m



137 THISTLE ST, GOLDEN SQUARE, VIC 3555

 3  1  4

Sale Price

**\$340,000**

Sale Date: 22/12/2017

Distance from Property: 363m



64 PANTON ST, GOLDEN SQUARE, VIC 3555

 3  2  2

Sale Price

**\$350,000**

Sale Date: 08/11/2017

Distance from Property: 1.2km



# 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

61 SHAMROCK STREET, GOLDEN SQUARE, VIC

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$325,000 to \$335,000

### Median sale price

Median price

\$325,500

House

Unit

Suburb

GOLDEN SQUARE

Period

01 July 2017 to 30 June 2018

Source

  
pricfinder

### 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
29 OPHIR ST, GOLDEN SQUARE, VIC 3555	**\$307,500	25/05/2018
40 HONEYSUCKLE ST, BENDIGO, VIC 3550	\$310,000	23/02/2018
65 CHUM ST, GOLDEN SQUARE, VIC 3555	*\$325,000	12/02/2018
287 KING ST, GOLDEN SQUARE, VIC 3555	*\$325,000	02/01/2018

137 THISTLE ST, GOLDEN SQUARE, VIC 3555	\$340,000	22/12/2017
64 PANTON ST, GOLDEN SQUARE, VIC 3555	\$350,000	08/11/2017