

Gavin Butler 03 5448 3322 0427 887 766 sales@gavinbutler.com.au

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	108 Symonds Street, Golden Square Vic 3555
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Indicative selling price

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

Range between	\$330,000	&	\$345,000
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Median sale price

Median price	\$350,000	Hou	se X	Unit		Suburb or locality	Golden Square
Period - From	01/07/2018	to	30/09/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	112 Symonds St GOLDEN SQUARE 3555	\$343,000	30/10/2017
2	3/73 Symonds St GOLDEN SQUARE 3555	\$305,000	22/12/2017
3	124 Symonds St GOLDEN SQUARE 3555	\$300,000	03/08/2017

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.

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Indicative Selling Price \$330,000 - \$345,000 **Median House Price** September quarter 2018: \$350,000



Property Type: House (Previously

Occupied - Detached) Land Size: 607 sqm approx

Agent Comments

Comparable Properties



112 Symonds St GOLDEN SQUARE 3555 (REI/VG)

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Price: \$343,000 Method: Private Sale Date: 30/10/2017 Rooms: 4

Property Type: House Land Size: 640 sqm approx **Agent Comments**



3/73 Symonds St GOLDEN SQUARE 3555

(REI/VG)

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Price: \$305,000 Method: Private Sale Date: 22/12/2017 Rooms: 5

Property Type: House Land Size: 249 sqm approx **Agent Comments**

Agent Comments



124 Symonds St GOLDEN SQUARE 3555 (REI/VG)

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Price: \$300,000 Method: Private Sale Date: 03/08/2017 Rooms: 7

Property Type: House Land Size: 651 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken

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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.