

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

108 Symonds Street, Golden Square Vic 3555

Indicative selling price

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

Range between

\$330,000

&

\$345,000

Median sale price

Median price

\$350,000

House

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.

	Address 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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 607 sqm approx

Agent Comments

Comparable Properties



112 Symonds St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments



Price: \$343,000

Method: Private Sale

Date: 30/10/2017

Rooms: 4

Property Type: House

Land Size: 640 sqm approx



3/73 Symonds St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments



Price: \$305,000

Method: Private Sale

Date: 22/12/2017

Rooms: 5

Property Type: House

Land Size: 249 sqm approx



124 Symonds St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments



Price: \$300,000

Method: Private Sale

Date: 03/08/2017

Rooms: 7

Property Type: House

Land Size: 651 sqm approx