

STATEMENT OF INFORMATION

7 ASPIN GARDENS, GOLDEN SQUARE, VIC 3555

PREPARED BY JACINTA MCIVOR, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 ASPIN GARDENS, GOLDEN SQUARE,

 3  2  1

Indicative Selling Price

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

Price Range: 310,000 to 330,000

Provided by: Jacinta McIvor, Professionals Bendigo

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

\$311,750

01 October 2016 to 30 September 2017

Provided by: 

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.



122 ASPINALL ST, GOLDEN SQUARE, VIC 3555

 3  2  2

Sale Price

***\$373,000**

Sale Date: 12/10/2017

Distance from Property: 172m 



1 HIGH ST, KANGAROO FLAT, VIC 3555

 3  2  2

Sale Price

***\$325,000**

Sale Date: 10/07/2017

Distance from Property: 625m 



3 HOLLY ST, GOLDEN SQUARE, VIC 3555

 3  1  3

Sale Price

\$275,000

Sale Date: 31/05/2017

Distance from Property: 448m 

This report has been compiled on 28/11/2017 by Professionals Bendigo. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

7 ASPIN GARDENS, GOLDEN SQUARE, VIC 3555

Indicative selling price

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Price Range: 310,000 to 330,000

Median sale price

Median price \$311,750

House

Unit

Suburb

GOLDEN SQUARE

Period

01 October 2016 to 30 September 2017

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
122 ASPINALL ST, GOLDEN SQUARE, VIC 3555	*\$373,000	12/10/2017
1 HIGH ST, KANGAROO FLAT, VIC 3555	*\$325,000	10/07/2017
3 HOLLY ST, GOLDEN SQUARE, VIC 3555	\$275,000	31/05/2017