

# Statement of Information

471 HIGH STREET, GOLDEN SQUARE, VIC 3555

Prepared by Property Consultant, Office Phone: 03 5440 9500



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 471 HIGH STREET, GOLDEN SQUARE, VIC 🕮 - 🕒 - 😂 -

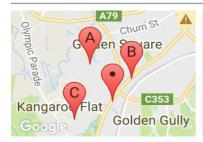
**Indicative Selling Price** 

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

\$410,000 to \$440,000 Price Range:

Provided by: Property Consultant, Tweed Sutherland First National Real Estate

### **MEDIAN SALE PRICE**



# **GOLDEN SQUARE, VIC, 3555**

**Suburb Median Sale Price (House)** 

\$310,000

01 July 2016 to 30 June 2017

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.



67 SYMONDS ST, GOLDEN SQUARE, VIC 3555 🛚 📇 4







Sale Price

\$388,500

Sale Date: 15/11/2016

Distance from Property: 1.2km





395 HIGH ST, GOLDEN SQUARE, VIC 3555







Sale Price

\$410,000

Sale Date: 09/02/2017

Distance from Property: 830m





43 BROWNING ST, KANGAROO FLAT, VIC 3555 🕮 4 🕒 2

**Sale Price** 

\$399.000

Sale Date: 06/05/2016

Distance from Property: 1.1km



# 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	471 HIGH STREET, GOLDEN SQUARE, VIC 3555
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#### Indicative selling price

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

Price Range: \$410,000 to \$440,000

# Median sale price

Median price	\$310,000	House	Unit		Suburb	GOLDEN SQUARE
Period	01 July 2016 to 30 Jun	e 2017	Source	се	p	ricefinder

# 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
67 SYMONDS ST, GOLDEN SQUARE, VIC 3555	\$388,500	15/11/2016
395 HIGH ST, GOLDEN SQUARE, VIC 3555	\$410,000	09/02/2017
43 BROWNING ST, KANGAROO FLAT, VIC 3555	\$399,000	06/05/2016

