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Statement of Information

471 HIGH STREET, GOLDEN SQUARE, VIC 3555

Prepared by Property Consultant, Office Phone: 03 5440 9500



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REAL ESTATE

Tweed Sutherland

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

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

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 2 2

Sale Price

\$388,500

Sale Date: 15/11/2016

Distance from Property: 1.2km



395 HIGH ST, GOLDEN SQUARE, VIC 3555 2 2 4

Sale Price

\$410,000

Sale Date: 09/02/2017

Distance from Property: 830m



43 BROWNING ST, KANGAROO FLAT, VIC 3555 4 2 6

Sale Price

\$399,000

Sale Date: 06/05/2016

Distance from Property: 1.1km



This report has been compiled on 21/07/2017 by Tweed Sutherland First National Real Estate. 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

471 HIGH STREET, GOLDEN SQUARE, VIC 3555

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 June 2017

Source



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