

## 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

2 Sterry Street, Golden Square Vic 3555

#### Indicative selling price

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

Range between

\$0

&

\$0

#### Median sale price

Median price

\$272,500

House

X

Unit

Suburb or locality

Golden Square

Period - From

01/04/2017

to

30/06/2017

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	3 Hastings Dr MAIDEN GULLY 3551	\$595,000	11/11/2016
2	20a Bannerman St BENDIGO 3550	\$580,000	24/06/2016
3	50 Browning St KANGAROO FLAT 3555	\$555,000	04/07/2017

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.~~

2 Sterry Street, Golden Square Vic 3555



Kaye Lazenby CAR (REIV)  
5440 5010  
0407 843 167  
kaye@dck.com.au

**Indicative Selling Price**  
\$0 - \$0

**Median House Price**  
June quarter 2017: \$272,500



4   2   6

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 1714 sqm approx  
**Agent Comments**

## Comparable Properties



**3 Hastings Dr MAIDEN GULLY 3551 (REI/VG)**   **Agent Comments**

4   2   2

**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 11/11/2016  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1750 sqm approx



**20a Bannerman St BENDIGO 3550 (REI/VG)**   **Agent Comments**

4   2   2

**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 24/06/2016  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 713 sqm approx



**50 Browning St KANGAROO FLAT 3555 (REI/VG)**   **Agent Comments**

4   2   4

**Price:** \$555,000  
**Method:** Private Sale  
**Date:** 04/07/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 758 sqm approx