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Statement of Information

19 FUTURA AVENUE, GOLDEN SQUARE, VIC 3555

Prepared by Kim Polglase, Phone: 0431340123



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| Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 FUTURA AVENUE, GOLDEN SQUARE,

3 2 2

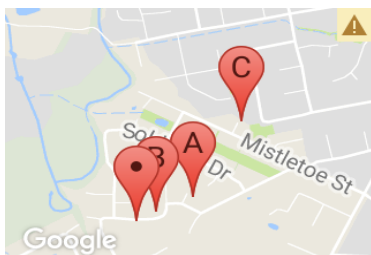
Indicative Selling Price

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

Price Range: \$420,000 to \$440,000

Provided by: Kim Polglase, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

\$325,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



5 VALIANT CRT, GOLDEN SQUARE, VIC 3555

3 2 4

Sale Price

\$480,000

Sale Date: 23/12/2017

Distance from Property: 207m



12 FUTURA AVE, GOLDEN SQUARE, VIC 3555

3 2 4

Sale Price

\$420,000

Sale Date: 29/08/2017

Distance from Property: 75m



3 COLRAE CRT, GOLDEN SQUARE, VIC 3555

3 2 3

Sale Price

\$460,000

Sale Date: 27/04/2017

Distance from Property: 505m



This report has been compiled on 08/06/2018 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 FUTURA AVENUE, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Price Range:

\$420,000 to \$440,000

Median sale price

Median price

\$325,000

House

X

Unit


Suburb

GOLDEN SQUARE

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
5 VALIANT CRT, GOLDEN SQUARE, VIC 3555	\$480,000	23/12/2017
12 FUTURA AVE, GOLDEN SQUARE, VIC 3555	\$420,000	29/08/2017
3 COLRAE CRT, GOLDEN SQUARE, VIC 3555	\$460,000	27/04/2017