

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

30 Burn Street Golden Square VIC 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$295,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

*House

X

*Unit

Suburb

Golden Square

Period-from

01 Apr 2018

to

31 Mar 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

51 Maple Street Golden Square VIC 3555	\$340,000	12-Nov-18
1 Mayo Court Golden Square VIC 3555	\$276,000	09-Jul-18
5 Elwood Street Golden Square VIC 3555	\$317,500	12-Oct-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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51 Maple Street Golden Square VIC 3555

Sold Price

\$340,000

Sold Date

12-Nov-18

 3

 1

 1

Distance

0.1km



1 Mayo Court Golden Square VIC 3555

Sold Price

\$276,000

Sold Date

09-Jul-18

 3

 1

 2

Distance

0.12km



5 Elwood Street Golden Square VIC 3555

Sold Price

\$317,500

Sold Date

12-Oct-18

 3

 1

 1

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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