
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

65 Aspinall Street, Golden Square VIC 3555
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Indicative selling price

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

\$395,000

Median sale price

Median price	<table border="1"><tr><td>\$320,000</td></tr></table>	\$320,000	House	<table border="1"><tr><td>X</td></tr></table>	X	Suburb or locality	<table border="1"><tr><td>Golden Square</td></tr></table>	Golden Square
\$320,000								
X								
Golden Square								
Period - From	<table border="1"><tr><td>February 19th 2018</td></tr></table>	February 19 th 2018	to	<table border="1"><tr><td>March 1st 2018</td></tr></table>	March 1 st 2018	Source	<table border="1"><tr><td>www.realestate.com.au</td></tr></table>	www.realestate.com.au
February 19 th 2018								
March 1 st 2018								
www.realestate.com.au								

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
1. 4 Fordyce Court, Golden Square VIC 3555	\$394,000	26/10/17
2. 16 Gresham Court, Golden Square VIC 3555	\$420,000	28/09/17
3. 13 Haydrian Court, Golden Square VIC 3555	\$408,000	23/11/17

Additional information about comparable sales.



Golden Square 4 Fordyce Court

4 BED 2 BATH 2 CAR 6 ROOMS

METHOD Private
TYPE House
LAND Approx. 904m2



Golden Square 16 Gresham Court

4 BED 2 BATH 2 CAR 6 ROOMS

METHOD Private
TYPE House
LAND Approx. 850m2



Golden Square 13 Haydrian Court

4 BED 2 BATH 2 CAR 6 ROOMS

METHOD Private
TYPE House
LAND Approx. 1054m2