

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 Daniel Drive, Golden Square VIC 3555

Indicative selling price

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

\$375,000

&

\$395,000

Median sale price

Median price

\$317,000

 House

X

 Suburb or locality

Golden Square

Period - From

March 12 th 2018

 to

March 21 st 2018

 Source

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. 1 Valiant Court, Golden Square VIC 3555	\$375,000	31/07/17
2. 16 Soldatos Drive, Golden Square VIC 3555	\$368,000	18/09/17
3. 3 Colrae Court, Golden Square VIC 3555	\$460,000	27/04/17

Property data source: www.rpdata.com.au. Generated on 21/03/18

Additional information about comparable sales.



Golden Square 1 Valiant Court 3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 400m²



Golden Square 16 Soldatos Drive 3 BED 2 BATH 3 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 710m²



Golden Square 3 Colrae Court 3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 528m²