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Statement of Information

6/102 CHUM STREET, GOLDEN SQUARE, VIC 3555

Prepared by Di Long, Tweed Sutherland First National Real Estate



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6/102 CHUM STREET, GOLDEN SQUARE,  2  1  1

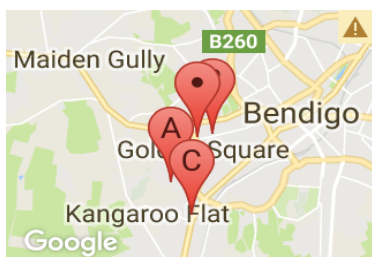
Indicative Selling Price

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

Price Range: **250,000 to 270,000**

Provided by: Di Long, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (Unit)

\$268,500

01 April 2017 to 31 March 2018

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

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.



1/18 TIMBARRA DR, GOLDEN SQUARE, VIC

 2  1  1

Sale Price

\$250,000

Sale Date: 30/01/2018

Distance from Property: 1.5km



3/76 CHUM ST, GOLDEN SQUARE, VIC 3555

 2  1  1

Sale Price

\$236,500

Sale Date: 26/01/2018

Distance from Property: 389m



3/494 HIGH ST, GOLDEN SQUARE, VIC 3555

 2  2  1

Sale Price

\$275,000

Sale Date: 14/12/2017

Distance from Property: 2.3km



This report has been compiled on 29/05/2018 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 outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/102 CHUM STREET, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Price Range:

250,000 to 270,000

Median sale price

Median price

\$268,500

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 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
1/18 TIMBARRA DR, GOLDEN SQUARE, VIC 3555	\$250,000	30/01/2018
3/76 CHUM ST, GOLDEN SQUARE, VIC 3555	\$236,500	26/01/2018
3/494 HIGH ST, GOLDEN SQUARE, VIC 3555	\$275,000	14/12/2017