

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



43 INGLEWOOD STREET, GOLDEN

 2  1  2

Indicative Selling Price

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

Single Price: **\$255,000**

Provided by: Rick Bishop, Tony Harrington Estate Agents

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

\$322,500

01 July 2017 to 31 December 2017

Provided by: 

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.



10 ILLINGWORTH ST, GOLDEN SQUARE, VIC

 2  1  2

Sale Price

\$240,000

Sale Date: 20/10/2017

Distance from Property: 815m



19 MACDOUGALL RD, GOLDEN SQUARE, VIC

 2  1  2

Sale Price

\$245,000

Sale Date: 11/10/2016

Distance from Property: 2km



39 UNION ST, WEST BENDIGO, VIC 3550

 2  1  4

Sale Price

\$230,000

Sale Date: 22/07/2016

Distance from Property: 1.3km



This report has been compiled on 28/03/2018 by Tony Harrington Estate Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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89 EAGLEHAWK RD, IRONBARK, VIC 3550

 2  1  2

Sale Price

\$230,000

Sale Date: 18/07/2016

Distance from Property: 1.7km



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

43 INGLEWOOD STREET, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Single Price:

\$255,000

Median sale price

Median price

\$322,500

House

X

Unit


Suburb

GOLDEN SQUARE

Period

01 July 2017 to 31 December 2017

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
10 ILLINGWORTH ST, GOLDEN SQUARE, VIC 3555	\$240,000	20/10/2017
19 MACDOUGALL RD, GOLDEN SQUARE, VIC 3555	\$245,000	11/10/2016
39 UNION ST, WEST BENDIGO, VIC 3550	\$230,000	22/07/2016
89 EAGLEHAWK RD, IRONBARK, VIC 3550	\$230,000	18/07/2016