

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

1 Fordyce Court, Golden Square

Indicative selling price

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

Range between \$525,000 & \$545,000

Median sale price

Median price

\$350,000

Property type

House

Suburb

Golden Square

Period - From

2nd September 2019

to

2nd September 2020

Source

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
32 Drumbane Drive, Golden Square	\$500,000	24/09/2020
4 Colrae Court Golden Square	\$450,000	31/03/2020
55 Daniel Court, Golden Square	\$440,000	10/03/2020

This Statement of Information was prepared on: 05th October 2020