

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



62 SPECIMEN HILL ROAD, GOLDEN

 3  1  4

Indicative Selling Price

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

Price Range: **\$316,000 to \$349,000**

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

\$322,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



65 CHUM ST, GOLDEN SQUARE, VIC 3555

 3  1  1

Sale Price

***\$325,000**

Sale Date: 12/02/2018

Distance from Property: 655m



18 BURROWES ST, GOLDEN SQUARE, VIC 3555

 3  1  3

Sale Price

\$340,000

Sale Date: 14/12/2017

Distance from Property: 716m



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

62 SPECIMEN HILL ROAD, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Price Range:

\$316,000 to \$349,000

Median sale price

Median price

\$322,000

House

X

Unit


Suburb

GOLDEN SQUARE

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
65 CHUM ST, GOLDEN SQUARE, VIC 3555	*\$325,000	12/02/2018
18 BURROWES ST, GOLDEN SQUARE, VIC 3555	\$340,000	14/12/2017