

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**MEDIAN SALE PRICE** 



## **GOLDEN SQUARE, VIC, 3555**

Suburb Median Sale Price (House)

\$322,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

### **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

This report has been compiled on 21/04/2018 by Maher Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

# 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

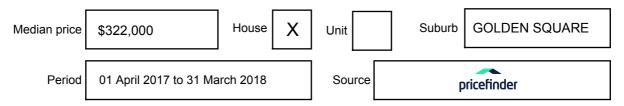
### Indicative selling price

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

Price Range:

\$316,000 to \$349,000

#### Median sale price



### **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   |