

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

49 Aspinall Street, Golden Square Vic 3555

Indicative selling price

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

Single price

\$349,000

Median sale price

Median price

\$340,000

Property Type

House

Suburb

Golden Square

Period - From

21/04/2019

to

20/04/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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	15 Rosewood Mews GOLDEN SQUARE 3555	\$345,000	01/10/2019
2	16 Banool St GOLDEN SQUARE 3555	\$337,500	27/08/2019
3	27 Wade La GOLDEN SQUARE 3555	\$330,000	08/04/2020

OR

~~**B*** 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.~~

This Statement of Information was prepared on:

21/04/2020 15:50



3 1 2

Property Type: House
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$349,000

Median House Price
21/04/2019 - 20/04/2020: \$340,000

Comparable Properties



15 Rosewood Mews GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 1 2

Price: \$345,000
Method: Private Sale
Date: 01/10/2019
Rooms: 4
Property Type: House
Land Size: 324 sqm approx



16 Banool St GOLDEN SQUARE 3555 (VG)

Agent Comments

3 - -

Price: \$337,500
Method: Sale
Date: 27/08/2019
Property Type: House (Res)
Land Size: 525 sqm approx



27 Wade La GOLDEN SQUARE 3555 (REI)

Agent Comments

3 1 1

Price: \$330,000
Method: Private Sale
Date: 08/04/2020
Rooms: 4
Property Type: House
Land Size: 340 sqm approx