

## 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 51 Maple Street, Golden Square VIC 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$310,000

&

\$340,000

### Median sale price

Median price \$325,000

House

X

Suburb or  
locality Golden Square

Period - From Sep 17<sup>th</sup> 2018

to

Sep 17<sup>th</sup> 2018

Source [www.realestate.com.au](http://www.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
1. 86 Mackenzie Street West, Golden Square VIC 3555	\$310,000	08/08/2018
2. 22 Macdougall Road, Golden Square VIC 3555	\$339,000	05/04/2018
3. 84 Chum Street, Golden Square VIC 3555	\$310,000	29/08/2018

Property data source: [rpp.rpdata.com](http://rpp.rpdata.com) Generated on 27<sup>th</sup> Sep. 18

## Additional information about comparable sales.



**Golden Square** 86 Mackenzie Street West

**3 BED 1 BATH 1 CAR**

**METHOD** Private  
**TYPE** House  
**LAND** 457m2



**Golden Square** 22 Macdougall Road

**3 BED 1 BATH 1 CAR**

**METHOD** Private  
**TYPE** House  
**LAND** 555m2



**Golden Square** 84 Chum Street

**3 BED 1 BATH 2 CAR**

**METHOD** Private  
**TYPE** House  
**LAND** 572m2

Property data source: rpp.rpdata.com Generated on 27<sup>th</sup> Sept 2018