

## 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

2/127 Mackenzie 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)

Range between \$198,000

&

\$210,000

#### Median sale price

Median price \$304,500 House ☒ Unit ☐ Suburb or locality Golden Square

Period - From 01/07/2017 to 30/06/2018 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 eighteen 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	3/97b Panton St GOLDEN SQUARE 3555	\$205,000	22/05/2017
2	9/12 Ligar St KENNINGTON 3550	\$197,000	13/04/2018
3	1/420 High St GOLDEN SQUARE 3555	\$190,000	11/07/2017

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 eighteen months.

2/127 Mackenzie Street, Golden Square Vic 3555



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**Indicative Selling Price**

\$198,000 - \$210,000

**Median House Price**

Year ending June 2018: \$304,500



2   1   1

**Rooms:**

**Property Type:** Unit

**Land Size:** 0 sqm approx

**Agent Comments**

## Comparable Properties



**3/97b Pantom St GOLDEN SQUARE 3555 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$205,000

**Method:** Private Sale

**Date:** 22/05/2017

**Rooms:** 3

**Property Type:** Unit



**9/12 Ligar St KENNINGTON 3550 (VG)**

**Agent Comments**

2   -   -

**Price:** \$197,000

**Method:** Sale

**Date:** 13/04/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**1/420 High St GOLDEN SQUARE 3555 (VG)**

**Agent Comments**

2   -   -

**Price:** \$190,000

**Method:** Sale

**Date:** 11/07/2017

**Rooms:** -

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit