



STATEMENT OF INFORMATION

80 CHUM STREET, GOLDEN SQUARE, VIC-3555

PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



80 CHUM STREET, GOLDEN SQUARE, VIC  2  1  1

Indicative Selling Price

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

Price Range: \$279,000 to \$308,000

Provided by: Wes Dorrington, Bendigo Property Plus

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

\$313,500

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



4 BECKER CL, GOLDEN SQUARE, VIC 3555

 2  -  -

Sale Price

\$285,000

Sale Date: 14/06/2017

Distance from Property: 301m



4 BECKER CL, GOLDEN SQUARE, VIC 3555

 2  1  1

Sale Price

\$300,000

Sale Date: 16/01/2017

Distance from Property: 314m



3/253 HIGH ST, GOLDEN SQUARE, VIC 3555

 2  1  2

Sale Price

\$265,000

Sale Date: 22/11/2016

Distance from Property: 1.3km



This report has been compiled on 01/11/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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11 WEDDELL ST, GOLDEN SQUARE, VIC 3555

 2  2  1

Sale Price

\$290,000

Sale Date: 16/08/2016

Distance from Property: 363m



1/71 ALLINGHAM ST, GOLDEN SQUARE, VIC

 2  2  2

Sale Price

\$310,000

Sale Date: 16/03/2016

Distance from Property: 1.8km



7/35 PALLETT ST, GOLDEN SQUARE, VIC 3555

 2  2  2

Sale Price

\$310,500

Sale Date: 11/12/2015

Distance from Property: 311m



2/253 HIGH ST, GOLDEN SQUARE, VIC 3555

 2  1  1

Sale Price

\$280,000

Sale Date: 26/11/2015

Distance from Property: 1.3km



2/102 CHUM ST, GOLDEN SQUARE, VIC 3555

 3  1  2

Sale Price

\$298,000

Sale Date: 30/11/2016

Distance from Property: 324m





2/11 CALEB CL, GOLDEN SQUARE, VIC 3555

 3  2  1

Sale Price

\$300,000

Sale Date: 20/07/2015

Distance from Property: 2km



1/11 CALEB CL, GOLDEN SQUARE, VIC 3555

 3  2  1

Sale Price

\$295,000

Sale Date: 29/06/2015

Distance from Property: 2km



3/97 PANTON ST, GOLDEN SQUARE, VIC 3555

 3  1  2

Sale Price

\$290,000

Sale Date: 18/06/2015

Distance from Property: 1.7km



2/24 KIRBY ST, GOLDEN SQUARE, VIC 3555

 3  1  2

Sale Price

\$295,000

Sale Date: 04/05/2015

Distance from Property: 1.1km



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

80 CHUM STREET, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Price Range:

\$279,000 to \$308,000

Median sale price

Median price

\$313,500

House

X

Unit


Suburb

GOLDEN SQUARE

Period

01 October 2016 to 30 September 2017

Source



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
4 BECKER CL, GOLDEN SQUARE, VIC 3555	\$285,000	14/06/2017
4 BECKER CL, GOLDEN SQUARE, VIC 3555	\$300,000	16/01/2017
3/253 HIGH ST, GOLDEN SQUARE, VIC 3555	\$265,000	22/11/2016
11 WEDDELL ST, GOLDEN SQUARE, VIC 3555	\$290,000	16/08/2016

1/71 ALLINGHAM ST, GOLDEN SQUARE, VIC 3555	\$310,000	16/03/2016
7/35 PALLETT ST, GOLDEN SQUARE, VIC 3555	\$310,500	11/12/2015
2/253 HIGH ST, GOLDEN SQUARE, VIC 3555	\$280,000	26/11/2015
2/102 CHUM ST, GOLDEN SQUARE, VIC 3555	\$298,000	30/11/2016
2/11 CALEB CL, GOLDEN SQUARE, VIC 3555	\$300,000	20/07/2015
1/11 CALEB CL, GOLDEN SQUARE, VIC 3555	\$295,000	29/06/2015
3/97 PANTON ST, GOLDEN SQUARE, VIC 3555	\$290,000	18/06/2015
2/24 KIRBY ST, GOLDEN SQUARE, VIC 3555	\$295,000	04/05/2015