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

\$279.000 to \$308.000

Indicative Selling Price

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

Price Range:

Provided by: Wes Dorrington, Bendigo Property Plus

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

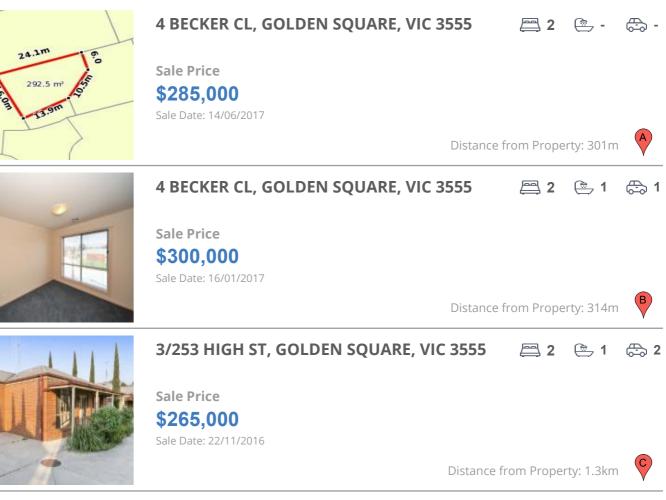
\$313,500

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

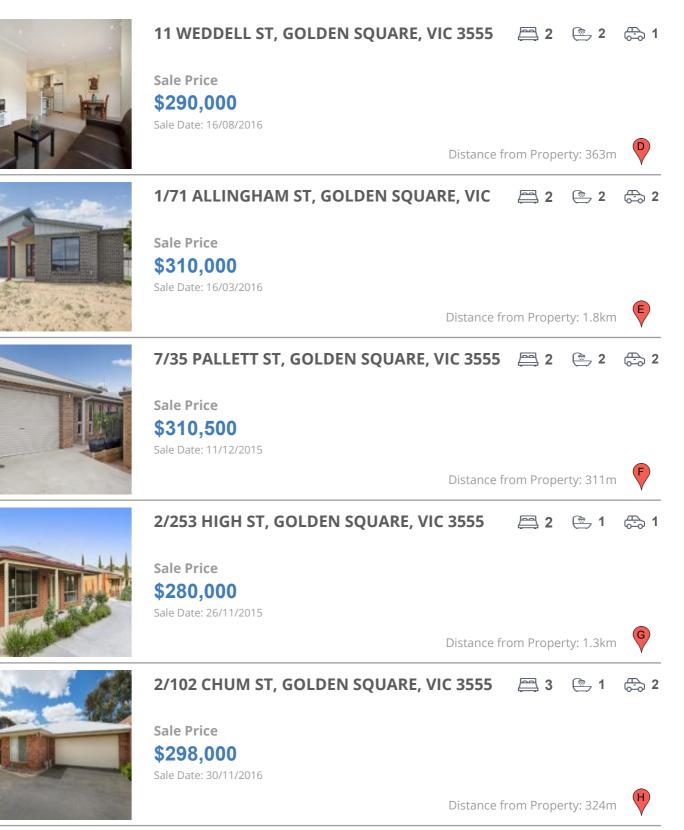
These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



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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2/11 CALEB CL, GOLDEN SQUARE, VIC 3555 🛛 📇 3 🕒 2 🚓 1

Sale Price \$300,000 Sale Date: 20/07/2015

Distance from Property: 2km





4.

A. Cak

Sale Price \$295,000 Sale Date: 29/06/2015

Distance from Property: 2km



Distance from Property: 1.1km

🚓 2



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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

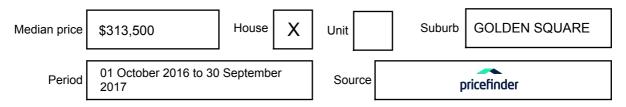
Indicative selling price

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

Price Range:

\$279,000 to \$308,000

Median sale price



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