

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

24 Young Street, Golden Square Vic 3555

Indicative selling price

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

Range \$310,000 - \$330,000

Median sale price

Median Price \$326,000 | House | Golden Square

Period – From 15th October 2017 to 15th October 2018 Source – RPdata

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
22 MacDougall Road, Golden Square Vic 3555	\$339,000	05/04/2018
4 Manallack Street, Golden Square Vic 3555	\$325,000	01/06/2018
130 Panton Street, Golden Square Vic 3555	\$325,000	06/09/2017