



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**1 Burn Street,  
GOLDEN SQUARE 3555**

House

3 beds

1 baths

2 parking

### Indicative selling price

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

**Range \$260,000 - \$285,000**

### Median sale price

Median **House** for **GOLDEN SQUARE** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$333,000**

### 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 the most comparable to the property for sale.

**51 Maple Street,**  
Golden Square 3555

**Price \$340,000** Sold 12  
November 2018

**5 Elwood Street,**  
Golden Square 3555

**Price \$317,500** Sold 12  
October 2018

**2 Burn Street,**  
Golden Square 3555

**Price \$295,000** Sold 14  
September 2018

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### PRDnationwide Bendigo

150 Lyttleton Terrace,  
Bendigo VIC 3550

### Contact agents



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**PRD** nationwide