

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	2/46 Mistletoe Street, Golden Square Vic 3555
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Indicative selling price

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

Single price \$315,000

Median sale price

Median price	\$330,000	House	X	Unit		Suburb or locality	Golden Square
Period - From	01/10/2018	to	31/12/2018	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 3/278 Mackenzie St GOLDEN SQUARE 3555	\$310,000	17/08/2018
2 22 Lansell St KANGAROO FLAT 3555	\$308,000	11/07/2018
3 17a John St KANGAROO FLAT 3555	\$290,000	02/08/2018

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.

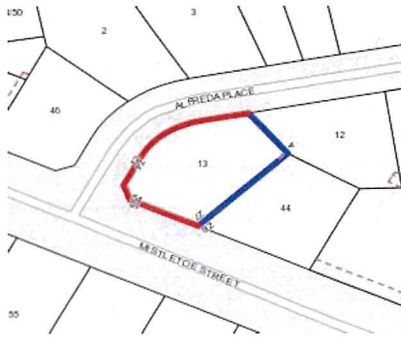
2/46 Mistletoe Street, Golden Square Vic 3555



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Indicative Selling Price
\$315,000

Median House Price
December quarter 2018: \$330,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



3/278 Mackenzie St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 2 1

Price: \$310,000
Method: Private Sale
Date: 17/08/2018
Rooms: 5
Property Type: Unit



22 Lansell St KANGAROO FLAT 3555 (VG)

Agent Comments

2 - -

Price: \$308,000
Method: Sale
Date: 11/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 311 sqm approx



17a John St KANGAROO FLAT 3555 (VG)

Agent Comments

3 - -

Price: \$290,000
Method: Sale
Date: 02/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 389 sqm approx