

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**100 MACKENZIE STREET W, GOLDEN**

 2  1  1

**Indicative Selling Price**

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

**Price Range:**

## MEDIAN SALE PRICE



**GOLDEN SQUARE, VIC, 3555**

**Suburb Median Sale Price (House)**

**\$310,000**

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.



**10 BELINDA AVE, GOLDEN SQUARE, VIC 3555**

 3  2  2

**Sale Price**

**\*\$290,000**

Sale Date: 11/10/2017

Distance from Property: 636m



**76 PANTON ST, GOLDEN SQUARE, VIC 3555**

 3  1  2

**Sale Price**

**\$224,000**

Sale Date: 27/08/2017

Distance from Property: 637m



**391 HIGH ST, GOLDEN SQUARE, VIC 3555**

 3  1  3

**Sale Price**

**\*\$298,000**

Sale Date: 23/08/2017

Distance from Property: 626m



This report has been compiled on 10/11/2017 by Maher Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

100 MACKENZIE STREET W, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Price Range:

Median sale price

Median price

\$310,000

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 |
|---|------------|--------------|
| 10 BELINDA AVE, GOLDEN SQUARE, VIC 3555 | *\$290,000 | 11/10/2017   |
| 76 PANTON ST, GOLDEN SQUARE, VIC 3555   | \$224,000  | 27/08/2017   |
| 391 HIGH ST, GOLDEN SQUARE, VIC 3555    | *\$298,000 | 23/08/2017   |