

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

30 Ophir Street, Golden Square Vic 3555

Indicative selling price

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

Single price

\$385,000

Median sale price

Median price

\$350,000

Property Type

House

Suburb

Golden Square

Period - From

02/10/2019

to

01/10/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	28 Eaglehawk Rd IRONBARK 3550	\$395,000	27/07/2020
2	20 Symonds St GOLDEN SQUARE 3555	\$385,000	18/09/2020
3	40 Wade St GOLDEN SQUARE 3555	\$375,000	13/07/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/10/2020 13:04



3 1 2

Property Type: House
Land Size: 835 sqm approx
Agent Comments

Indicative Selling Price

\$385,000

Median House Price

02/10/2019 - 01/10/2020: \$350,000

Comparable Properties



28 Eaglehawk Rd IRONBARK 3550 (REI)

Agent Comments

4 2 1

Price: \$395,000
Method: Private Sale
Date: 27/07/2020
Rooms: 6
Property Type: House
Land Size: 558 sqm approx



20 Symonds St GOLDEN SQUARE 3555 (REI)

Agent Comments

3 2 3

Price: \$385,000
Method: Private Sale
Date: 18/09/2020
Rooms: 7
Property Type: House



40 Wade St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 1 2

Price: \$375,000
Method: Private Sale
Date: 13/07/2020
Rooms: 4
Property Type: House
Land Size: 1096 sqm approx