

## 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 3/301 Rowan Street, Golden Square

### Indicative selling price

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

\$190,000 & \$210,000

### Median sale price

Median price \$265,000 Unit X

Period - From Aug 27<sup>th</sup> 2018 to Aug 27<sup>th</sup> 2018 Source Realestate.com.au

### 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 |
|--------------------------------------|-----------|--------------|
| 1. 52 Belle Vue Road, Golden Square  | \$190,000 | 12 Jan 2018  |
| 2. 6/48 Sternberg Street, Kennington | \$205,000 | 15 Mar 2018  |
| 3. 1/12 Sparrowhawk Road, Long Gully | \$190,000 | 21 Jun 2018  |

Property data source: [rrp.rpdata.com.au](http://rrp.rpdata.com.au). Generated on 17 Aug 2018.

# Additional information about comparable sales.

(This page is optional – Delete this whole page if that is your preference)



**Golden Square** 52 Belle Vue Road

**2 BED 1 BATH 2 CAR**

**METHOD** Private  
**TYPE** House  
**LAND** 630m2



**Kennington** 6/78 Sternberg Street

**2 BED 1 BATH 1 CAR**

**METHOD** Private  
**TYPE** Unit  
**LAND** 230m2



**Long Gully** 1/12 Sparrowhawk Road

**2 BED 1 BATH 1 CAR**

**METHOD** Private  
**TYPE** House  
**LAND** 273m2

Property data source: rrp.rpdata.com.au. Generated on 17 Aug 2018.