

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

25 Bay Street, Golden Square VIC 3555

Indicative selling price

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

Range Between \$315,000 & \$330,000

Median sale price

Median Price \$330,000

Property Type House

Suburb Golden Square

Period - From Jan 2019

to Nov 2019

Source Corelogic

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
1 106 Adam St GOLDEN SQUARE 3555 VIC	\$314,500	14/10/2019
2 37 Ophir St GOLDEN SQUARE 3555 VIC	\$320,000	17/07/2019
3 425 High St GOLDEN SQUARE 3555 VIC	\$320,000	07/11/2019

This statement of Information was prepared on: 03/03/20