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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

53A Maple Street, Golden Square VIC 3555
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### Indicative selling price

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

\$490,000
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\$520,000
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### Median sale price

Median price

\$323,000
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House

X
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Suburb or  
locality

Golden Square
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Period - From

June 4, 2018
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to

June 8, 2018
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Source

<a href="http://www.realestate.com.au">www.realestate.com.au</a>
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### 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. 98 Maple Street, Golden Square VIC 3555	\$420,000	16/03/18
2. 28 Old High Street, Golden Square VIC 3555	\$660,000	15/01/18
3. 30 Bay Street, Golden Square VIC 3555	\$564,000	06/01/18

Property data source: [www.rpdata.com.au](http://www.rpdata.com.au). Generated on 08/06/18.

## Additional information about comparable sales.



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**Golden Square** 98 Maple Street

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**3 BED 2 BATH 2 CAR 5 ROOMS**

**METHOD** Private  
**TYPE** House  
**LAND** Approx. 556m2



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**Golden Square** 28 Old High Street

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**5 BED 2 BATH 2 CAR 7 ROOMS**

**METHOD** Private  
**TYPE** House  
**LAND** Approx. 873m2



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**Golden Square** 30 Bay Street

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**6 BED 3 BATH 3 CAR 9 ROOMS**

**METHOD** Private  
**TYPE** House  
**LAND** Approx. 723m2