

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 ELWOOD STREET, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Single Price / Range

\$370,000 to \$390,000

Median sale price

Median price

\$312,500

House

X

Unit

Suburb

GOLDEN SQUARE

Period

01 April 2016 to 31 March 2017

Source

 pricefinder

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
51 HONEYSUCKLE ST, BENDIGO, VIC 3550	\$355,000	06/02/2017
33 EMMETT ST, GOLDEN SQUARE, VIC 3555	\$380,000	05/12/2016
48 BOOTH ST, GOLDEN SQUARE, VIC 3555	\$372,500	24/02/2017