

# STATEMENT OF INFORMATION

7 MAGAZINE BOULEVARD, GOLDEN SQUARE, VIC 3555

PREPARED BY KYLEE MCCALMAN, PROFESSIONALS BENDIGO



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 7 MAGAZINE BOULEVARD, GOLDEN

 4  2  2

#### Indicative Selling Price

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

Price Range: **\$370,000 to \$390,000**

Provided by: Kylee McCalman, Professionals Bendigo

## MEDIAN SALE PRICE



### GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

**\$308,000**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



### 6 BOND ST, GOLDEN SQUARE, VIC 3555

 4  2  1

#### Sale Price

**\*\$370,000**

Sale Date: 05/12/2017

Distance from Property: 739m



### 54 NORELLE CRES, GOLDEN SQUARE, VIC 3555

 4  2  2

#### Sale Price

**\$386,500**

Sale Date: 10/10/2017

Distance from Property: 830m



### 1 VALIANT CRT, GOLDEN SQUARE, VIC 3555

 3  2  2

#### Sale Price

**\*\$375,000**

Sale Date: 07/08/2017

Distance from Property: 918m



This report has been compiled on 11/01/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

7 MAGAZINE BOULEVARD, GOLDEN SQUARE, VIC 3555

Indicative selling price

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Price Range:

\$370,000 to \$390,000

Median sale price

Median price

\$308,000

House

Unit


Suburb

GOLDEN SQUARE

Period

01 January 2017 to 31 December 2017

Source



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
6 BOND ST, GOLDEN SQUARE, VIC 3555	*\$370,000	05/12/2017
54 NORELLE CRES, GOLDEN SQUARE, VIC 3555	\$386,500	10/10/2017
1 VALIANT CRT, GOLDEN SQUARE, VIC 3555	*\$375,000	07/08/2017