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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

1/1 Jackman Court, Golden Square
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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)

\$255,000 - \$280,000
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**Median sale price**

Median price	<table border="1"><tr><td>\$270,000</td></tr></table>	\$270,000	Unit	<table border="1"><tr><td>X</td></tr></table>	X	Suburb or locality	<table border="1"><tr><td>Golden Square</td></tr></table>	Golden Square
\$270,000								
X								
Golden Square								
Period - From	<table border="1"><tr><td>Feb 1<sup>st</sup> 2019</td></tr></table>	Feb 1 <sup>st</sup> 2019	to	<table border="1"><tr><td>Feb 21<sup>st</sup> 2019</td></tr></table>	Feb 21 <sup>st</sup> 2019	Source	<table border="1"><tr><td><a href="http://www.realestate.com.au">www.realestate.com.au</a></td></tr></table>	<a href="http://www.realestate.com.au">www.realestate.com.au</a>
Feb 1 <sup>st</sup> 2019								
Feb 21 <sup>st</sup> 2019								
<a href="http://www.realestate.com.au">www.realestate.com.au</a>								

**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. 13 Aspin Gardens Golden Square VIC 3555	\$285,000	Jul 18 <sup>th</sup> 2018
2. 11 Allingham Street Golden Square VIC 3555	\$260,000	Jul 27 <sup>th</sup> 2018
3. 7 Pallett Street Golden Square VIC 3555	\$256,000	Feb 25 <sup>th</sup> 2018

Property data source: [www.rpdata.com.au](http://www.rpdata.com.au)

Generated on Feb 21<sup>st</sup> 2019

## Additional information about comparable sales.



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**Golden Square** 13 Aspin Gardens

**3 BED 1 BATH 1 CAR**

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**METHOD** Private  
**TYPE** House  
**LAND** 393m2 approx.



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**Golden Square** 11 Allingham Street

**3 BED 1 BATH 2 CAR**

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**METHOD** Private  
**TYPE** House  
**LAND** 355m2 approx.



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**Golden Square** 7 Pallett Street

**3 BED 1 BATH 1 CAR**

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**METHOD** Private  
**TYPE** House  
**LAND** 331m2

Property data source: [www.rpdata.com.au](http://www.rpdata.com.au)

Generated on Feb 21<sup>st</sup> 2019