

STATEMENT OF INFORMATION

18 SPECIMEN HILL ROAD, GOLDEN SQUARE, VIC 3555

PREPARED BY MATT INGRAM, BENDIGO PROPERTY PLUS, PHONE: 0428 417 499



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 SPECIMEN HILL ROAD, GOLDEN

 3  1  1

Indicative Selling Price

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

Price Range: **\$238,000 to \$248,000**

Provided by: Matt Ingram, Bendigo Property Plus

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

\$319,000

01 April 2016 to 31 March 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.



4 POPLAR ST, GOLDEN SQUARE, VIC 3555

 3  1  3

Sale Price

\$252,500

Sale Date: 28/11/2016

Distance from Property: 862m



111 PANTON ST, GOLDEN SQUARE, VIC 3555

 3  1  1

Sale Price

\$240,000

Sale Date: 30/08/2016

Distance from Property: 1.2km



5 POPLAR ST, GOLDEN SQUARE, VIC 3555

 3  1  2

Sale Price

\$239,000

Sale Date: 02/05/2016

Distance from Property: 847m



This report has been compiled on 27/06/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - 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

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Indicative selling price

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Price Range:

\$238,000 to \$248,000

Median sale price

Median price

\$319,000

House

X

Unit


Suburb

GOLDEN SQUARE

Period

01 April 2016 to 31 March 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
4 POPLAR ST, GOLDEN SQUARE, VIC 3555	\$252,500	28/11/2016
111 PANTON ST, GOLDEN SQUARE, VIC 3555	\$240,000	30/08/2016
5 POPLAR ST, GOLDEN SQUARE, VIC 3555	\$239,000	02/05/2016