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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

86 Mackenzie Street West, 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)

\$300,000
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\$320,000
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### Median sale price

Median price

\$325,000
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House

X
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Suburb or  
locality

Golden Square
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Period - From

July 2, 2018
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to

July 13, 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. 7 Aspin Gardens, Golden Square VIC 3555	\$310,000	05/04/18
2. 20 Symonds Street, Golden Square VIC 3555	\$313,500	27/07/18
3. 79 Mackenzie Street West, Golden Square VIC 3555	\$315,000	23/05/18

Property data source: [www.rpdata.com.au](http://www.rpdata.com.au). Generated on 13/07/18.

## Additional information about comparable sales.



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**Golden Square 7 Aspin Gardens**    3 BED   2 BATH   2 CAR   5 ROOMS

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**METHOD**   Private  
**TYPE**       House  
**LAND**       Approx. 501m2



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**Golden Square 20 Symonds Street**    3 BED   2 BATH   1 CAR   5 ROOMS

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**METHOD**   Private  
**TYPE**       House  
**LAND**       Approx. 574m2



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**Golden Square 79 Mackenzie Street**    3 BED   1 BATH   1 CAR   4 ROOMS

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**METHOD**   Private  
**TYPE**       House  
**LAND**       Approx. 569m2