

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



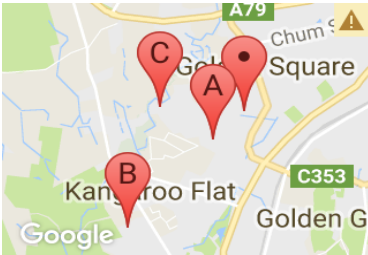
20 SYMONDS STREET, GOLDEN SQUARE,  3  2  3

Indicative Selling Price

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

Single Price: **\$319,500**

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

\$315,800

01 July 2016 to 30 June 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.



1 DALLAS CRT, GOLDEN SQUARE, VIC 3555  3  2  2

Sale Price

\$320,000

Sale Date: 07/11/2016

Distance from Property: 576m



15 HOWELL CRES, KANGAROO FLAT, VIC 3555  3  2  2

Sale Price

\$327,500

Sale Date: 09/12/2016

Distance from Property: 2.3km



1 TAPLAN CRT, GOLDEN SQUARE, VIC 3555  3  2  1

Sale Price

\$325,000

Sale Date: 17/11/2016

Distance from Property: 1.1km



This report has been compiled on 12/07/2017 by Tony Harrington Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

20 SYMONDS STREET, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Single Price:

\$319,500

Median sale price

Median price

\$315,800

House

X

Unit

Suburb

GOLDEN SQUARE

Period

01 July 2016 to 30 June 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
1 DALLAS CRT, GOLDEN SQUARE, VIC 3555	\$320,000	07/11/2016
15 HOWELL CRES, KANGAROO FLAT, VIC 3555	\$327,500	09/12/2016
1 TAPLAN CRT, GOLDEN SQUARE, VIC 3555	\$325,000	17/11/2016