

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 Wade Street Golden Square VIC 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$332,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$338,750

Property type

House

Suburb

Golden Square

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

37 Old Violet Street Bendigo VIC 3550	\$327,000	07-Sep-18
2 Burn Street Golden Square VIC 3555	\$295,000	14-Sep-18
3 Burn Street Golden Square VIC 3555	\$380,000	08-Aug-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 11 November 2019



37 Old Violet Street Bendigo VIC 3550

Sold Price

\$327,000

Sold Date

07-Sep-18

3 1 1

Distance

1.07km



2 Burn Street Golden Square VIC 3555

Sold Price

\$295,000

Sold Date

14-Sep-18

3 1 1

Distance

0.16km



3 Burn Street Golden Square VIC 3555

Sold Price

\$380,000

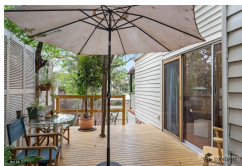
Sold Date

08-Aug-18

3 1 2

Distance

0.21km



51 Maple Street Golden Square VIC 3555

Sold Price

\$340,000

Sold Date

12-Nov-18

3 1 1

Distance

0.37km



61 Shamrock Street Golden Square VIC 3555

Sold Price

\$327,500

Sold Date

10-Sep-18

3 1 1

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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