

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 or locality andpostcode

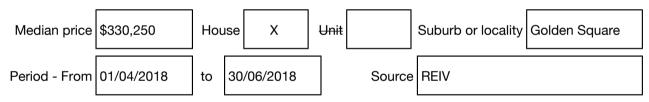
| s | 25 Gresham Court, Golden Square Vic 3555 |
|----|--|
| or | |
| le | |

Indicative selling price

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

| Range between | \$490,000 | & | \$510,000 |
|---------------|-----------|---|-----------|
|---------------|-----------|---|-----------|

Median sale price



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 eighteen 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 | 2 Clifton Ct GOLDEN SQUARE 3555 | \$540,000 | 24/07/2018 |
| 2 | 7 Mikado PI GOLDEN SQUARE 3555 | \$510,000 | 27/06/2018 |
| 3 | 16 Gresham Ct GOLDEN SQUARE 3555 | \$420,000 | 10/10/2017 |

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 eighteen months.

Account - Gavin Butler Real Estate | P: 03 5448 3322

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 25 Gresham Court, Golden Square Vic 3555



Gavin Butler





Rooms: Property Type: Land Land Size: 855 sqm approx Agent Comments 03 5448 3322 0427 887 766 sales@gavinbutler.com.au

Indicative Selling Price \$490,000 - \$510,000 Median House Price June quarter 2018: \$330,250

Comparable Properties

| 2 Clifton Ct GOLDEN SQUARE 3555 (REI/VG) 2 4 2 2 2 Price: \$540,000 Method: Private Sale Date: 24/07/2018 Rooms: 8 Property Type: House Land Size: 551 sqm approx | Agent Comments |
|---|----------------|
| 7 Mikado PI GOLDEN SQUARE 3555 (REI/VG) 4 2 2 Price: \$510,000 Method: Private Sale Date: 27/06/2018 Rooms: 6 Property Type: House Land Size: 830 sqm approx | Agent Comments |
| 16 Gresham Ct GOLDEN SQUARE 3555 (REI/VG) Image: Price 4 Image: Price 2 Image: Price 9 2 Price: \$420,000 Method: Private Sale Date: 10/10/2017 Rooms: 6 Property Type: House Land Size: 850 sqm approx | Agent Comments |

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