

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 and postcode

25 Gresham Court, Golden Square Vic 3555

Indicative selling price

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

Range between \$490,000

&

\$510,000

Median sale price

Median price \$330,250

House

X

Unit

Suburb or locality

Golden Square

Period - From 01/04/2018

to

30/06/2018

Source REIV

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.

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



 5  3  2

Rooms:
Property Type: Land
Land Size: 855 sqm approx
Agent Comments

Comparable Properties



2 Clifton Ct GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**

 4  2  2

Price: \$540,000
Method: Private Sale
Date: 24/07/2018
Rooms: 8
Property Type: House
Land Size: 551 sqm approx



7 Mikado Pl GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**

 4  2  2

Price: \$510,000
Method: Private Sale
Date: 27/06/2018
Rooms: 6
Property Type: House
Land Size: 830 sqm approx



16 Gresham Ct GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**

 4  2  2

Price: \$420,000
Method: Private Sale
Date: 10/10/2017
Rooms: 6
Property Type: House
Land Size: 850 sqm approx