



STATEMENT OF INFORMATION

16 SOLDATOS DRIVE, GOLDEN SQUARE, VIC 3555

PREPARED BY DANNY CROWLE, BENDIGO PROPERTY PLUS, PHONE: 0418850829

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 SOLDATOS DRIVE, GOLDEN SQUARE,  3  2  2

Indicative Selling Price

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

Price Range: \$375,000 to \$390,000

Provided by: Danny Crowle, Bendigo Property Plus

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

\$315,400

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.



44 SOLDATOS DR, GOLDEN SQUARE, VIC 3555  3  2  3

Sale Price

Price Withheld

Sale Date: 01/05/2017

Distance from Property: 271m



30 SOLDATOS DR, GOLDEN SQUARE, VIC 3555  3  2  2

Sale Price

\$365,000

Sale Date: 10/03/2017

Distance from Property: 130m



114 ALDER ST, GOLDEN SQUARE, VIC 3555  3  2  2

Sale Price

\$366,000

Sale Date: 13/02/2017

Distance from Property: 536m



This report has been compiled on 18/08/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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58 SOLDATOS DR, GOLDEN SQUARE, VIC 3555  **3**  **2**  **2**

Sale Price

\$402,500

Sale Date: 21/12/2016

Distance from Property: 375m



18 FREEMAN DR, KANGAROO FLAT, VIC 3555  **3**  **2**  **2**

Sale Price

\$363,000

Sale Date: 02/12/2016

Distance from Property: 1.1km



10 FUTURA AVE, GOLDEN SQUARE, VIC 3555  **3**  **2**  **2**

Sale Price

\$370,000

Sale Date: 26/08/2016

Distance from Property: 243m



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

16 SOLDATOS DRIVE, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Price Range:

\$375,000 to \$390,000

Median sale price

Median price

\$315,400

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
44 SOLDATOS DR, GOLDEN SQUARE, VIC 3555	Price Withheld	01/05/2017
30 SOLDATOS DR, GOLDEN SQUARE, VIC 3555	\$365,000	10/03/2017
114 ALDER ST, GOLDEN SQUARE, VIC 3555	\$366,000	13/02/2017
58 SOLDATOS DR, GOLDEN SQUARE, VIC 3555	\$402,500	21/12/2016

18 FREEMAN DR, KANGAROO FLAT, VIC 3555	\$363,000	02/12/2016
10 FUTURA AVE, GOLDEN SQUARE, VIC 3555	\$370,000	26/08/2016