

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

Lot 2/18 Macdougall Road, 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

or range
between

\$380,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$257,500

Property type

Townhouse

Suburb

Golden Square

Period-from

01 Nov 2018

to

21 Nov 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

5/20A Macdougall Road Golden Square VIC 3555	\$360,000	16-Aug-19
294 Rowan Street Golden Square VIC 3555	\$374,000	16-Sep-19
12 Rosewood Mews Golden Square VIC 3555	\$350,000	21-Oct-19

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: 21 November 2019



5/20A Macdougall Road Golden Square VIC 3555

 3
  2
  2

Sold Price

\$360,000

Sold Date

16-Aug-19

Distance

0.02km


294 Rowan Street Golden Square VIC 3555

 3
  2
  2

Sold Price

\$374,000

Sold Date

16-Sep-19

Distance

1.21km


12 Rosewood Mews Golden Square VIC 3555

 3
  2
  2

Sold Price

\$350,000

Sold Date

21-Oct-19

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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