

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

---

### Property offered for sale

58 Chum Street Golden Square

---

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range \$335,000 - \$355,000

---

### Median sale price

Median Price \$330,000 | House | Golden Square

Period – From 1<sup>st</sup> February 2018 to February 2019 Source – [realestate.com.au](http://realestate.com.au)

---

### 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
105 Booth Street, Golden Square	\$280,000	19/11/2018
84 Chum Street Golden Square	\$310,000	23/08/2018
4 MacDougall Road Golden Square	\$311,000	04/12/2018