

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)

29 Gresham Court, Golden Square VIC 3556

Indicative selling price (For the meaning of this price see consumer.vic.gov.au/underquoting)

Range Between: \$435,000 & \$450,000

Median sale price

Property Type: House

Suburb: Golden Square

Period – From: Novemver 2019

to: October 2020

Median Price: 371,000

Source: Corelogic

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
30 Ophir Street, Golden Square, Vic 3555	\$406,000	15/10/2020
18 Allpress Drive, Golden Square, Vic 3555	\$410,000	3/04/2020
41 McLachlan Street, Golden Square, Vic 3555	\$446,500	21/12/2020

This statement of Information was prepared on: 8/02/2020