

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

14 Symonds Street, Golden Square Vic 3555

**Indicative selling price**

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

Single price

\$249,500

**Median sale price**

Median price

\$350,000

Property Type

House

Suburb

Golden Square

Period - From

01/07/2018

to

30/06/2019

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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

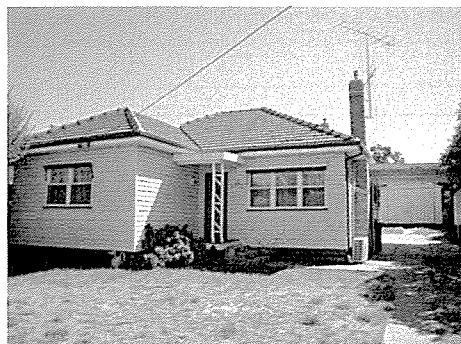
	Address of comparable property	Price	Date of sale
1	9 Hollow St GOLDEN SQUARE 3555	\$240,000	25/03/2019
2	10 Symonds St GOLDEN SQUARE 3555	\$248,000	06/08/2018
3	43 Inglewood St GOLDEN SQUARE 3555	\$251,500	27/04/2018

**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:

19/09/2019 08:40



2   -  

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 602 sqm approx

Agent Comments

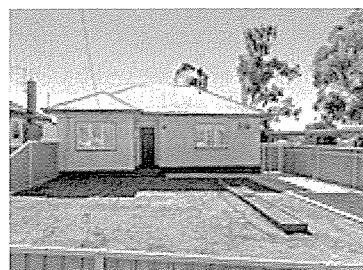
**Indicative Selling Price**

\$249,500

**Median House Price**

Year ending June 2019: \$350,000

## Comparable Properties



**9 Hollow St GOLDEN SQUARE 3555 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$240,000

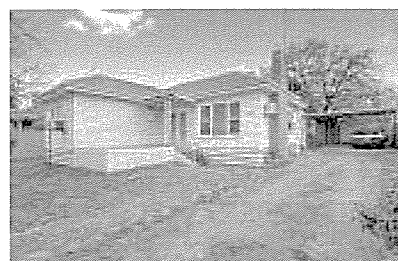
**Method:** Private Sale

**Date:** 25/03/2019

**Rooms:** 3

**Property Type:** House

**Land Size:** 433 sqm approx



**10 Symonds St GOLDEN SQUARE 3555 (REI/VG)**

Agent Comments

2   1   3

**Price:** \$248,000

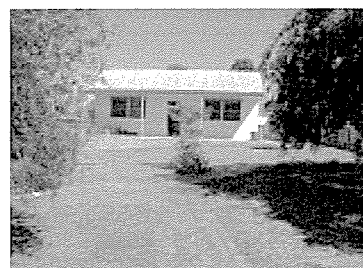
**Method:** Private Sale

**Date:** 06/08/2018

**Rooms:** 3

**Property Type:** House

**Land Size:** 658 sqm approx



**43 Inglewood St GOLDEN SQUARE 3555 (VG)**

Agent Comments

2   -   -

**Price:** \$251,500

**Method:** Sale

**Date:** 27/04/2018

**Property Type:** House (Res)

**Land Size:** 937 sqm approx