

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*



Unit offered for sale

Address
Including suburb or locality and postcode 134 – 166 Aspinall St, Golden Square. (Stage 3 Sandhurst Crest)

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lots 43 - 49	\$*	or range between	\$*154,500	&	\$169,950
Lots 50 - 56	\$*	or range between	\$*140,000	&	\$154,000
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price \$144,100 Suburb or locality GOLDEN SQUARE

Period - From 01/01/2019 To 31/12/2019 Source PRICEFINDER

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 43 - 49	1 28 Drumbane Drive, Golden Square , VIC 3555	\$162,000	08/10/2019
	2 27 Kronk Street, Golden Square , VIC 3555	\$165,000	01/10/2018
	3 15 Quartz Place, Golden Square, VIC 3555	\$160,000	30/08/2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
LOTS 50 - 56	1 17 McCarthy Drive, Golden Square, VIC 3555	\$ 152,000	26/04/2019
	2 7 Augustine Ave, Golden Square , VIC 3555	\$ 148,000	06/08/2019
	3 5 Augustine Ave, Golden Square , VIC 3555	\$ 148,950	02/09/2019

This Statement of Information was prepared on: 30/01/2020