
STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

11 Allpress Drive, Golden Square

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$399,000

-

\$420,000

Median sale price

Median price

\$325,000

House

X

Suburb or
locality

Golden Square

Period - From

3rd Sep 2018

to

3rd Sep 2018

Source

www.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
1. 4 Emmett Street, Golden Square	\$389,000	02/07/18
2. 3 Oakes Place, Golden Square	\$440,000	30/08/18
3. 14 Kronk Street, Golden Square	\$380,000	22/06/18

Property data source: www.rpdata.com.au. Generated on 12/06/18.

Additional information about comparable sales.



Golden Square 4 Emmett Street**3 BED 2 BATH 3 CAR**

METHOD Private
TYPE House
LAND 799m2 approx.



Golden Square 3 Oakes Place**4 BED 2 BATH 2 CAR**

METHOD Private
TYPE House
LAND 734m2 approx.



Golden Square 14 Kronk Street**3 BED 2 BATH 2 CAR**

METHOD Private
TYPE House
LAND 651m2 approx.