

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



63 BELLE VUE ROAD, GOLDEN SQUARE, 🕮 4 🕒 -

Indicative Selling Price

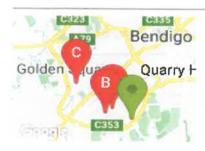
For the meaning of this price see consumer.vic au/underquoting

Single Price:

\$359.000

Provided by: Jenny Donaldson, Professionals Bendigo

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

\$338,750

01 October 2018 to 30 September 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



31 ROWE ST, GOLDEN SQUARE, VIC 3555







Sale Price

\$350,000

Sale Date: 27/03/2019

Distance from Property: 626m





9 MAUDE ST, GOLDEN SQUARE, VIC 3555







Sale Price \$355,000

Sale Date: 13/06/2019

Distance from Property: 740m





31 BURROWES ST, GOLDEN SQUARE, VIC 3555 🚍 3













Sale Price \$365,000

Safe Date: 15/02/2019

Distance from Property: 1 8km



This report has been compiled on 18/11/2019 by Professionals Bendigo. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria owns the copyright and 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property	offered	for	sale
-----------------	---------	-----	------

	Addı	ress
Including	suburb	and
	posto	ode

63 BELLE VUE ROAD, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Single Price:	\$359.000
---------------	-----------

Median sale price

Median price	\$338,750	Property type	House	Suburb	GOLDEN SQUARE
Period	01 October 2018 to 30 2019	September	Source	p	ricefinder

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
31 ROWE ST, GOLDEN SQUARE, VIC 3555	\$350,000	27/03/2019
9 MAUDE ST, GOLDEN SQUARE, VIC 3555	\$355,000	13/06/2019
31 BURROWES ST, GOLDEN SQUARE, VIC 3555	\$365,000	15/02/2019

This Statement of Information was prepared on:

18/11/2019

