

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

6 Symonds Street, Golden Square Vic 3555

Indicative selling price

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

Range between \$295,000 & \$315,000

Median sale price

Median price \$334,000 Property Type House Suburb Golden Square

Period - From 27/11/2018 to 26/11/2019 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	86 Mackenzie St GOLDEN SQUARE 3555	\$310,000	07/08/2018
2	4 Fir St GOLDEN SQUARE 3555	\$300,000	04/04/2019
3	112 Panton St GOLDEN SQUARE 3555	\$298,500	08/07/2019

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: 27/11/2019 19:23

6 Symonds Street, Golden Square Vic 3555



Janelle Stevens

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Indicative Selling Price

\$295,000 - \$315,000

Median House Price

27/11/2018 - 26/11/2019: \$334,000



3 2 2

Property Type: House

Land Size: 625 sqm approx

Agent Comments

Comparable Properties

86 Mackenzie St GOLDEN SQUARE 3555 (VG) Agent Comments

3 - -

Price: \$310,000

Method: Sale

Date: 07/08/2018

Property Type: House (Res)

Land Size: 481 sqm approx



4 Fir St GOLDEN SQUARE 3555 (VG)

Agent Comments

3 - -

Price: \$300,000

Method: Sale

Date: 04/04/2019

Property Type: House (Res)

Land Size: 568 sqm approx



112 Panton St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 1 1

Price: \$298,500

Method: Private Sale

Date: 08/07/2019

Rooms: 4

Property Type: House

Land Size: 477 sqm approx

Account - Janelle Stevens Property



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.