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 betweer	\$295,000	&	\$315,000	0				
Median sale price								
Median price	\$334,000	Property Type H	ouse	Suburb	Golden Square			
Period - From	27/11/2018	to 26/11/2019	So	ource 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.

Ad	dress 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



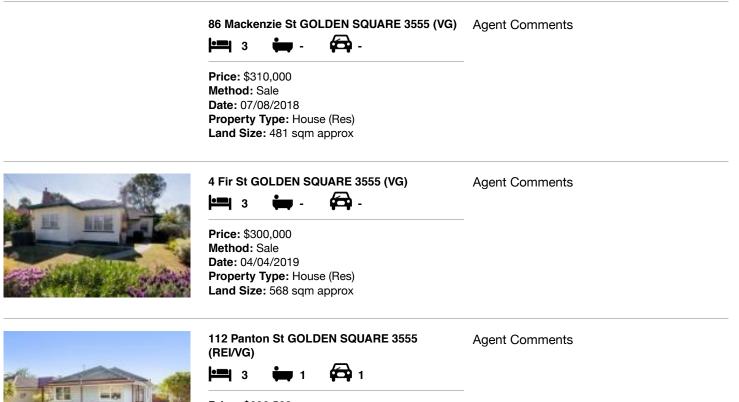
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Property Type: House **Land Size:** 625 sqm approx Agent Comments Janelle Stevens 0417 835 127 0417 835 127 janelle@janellestevens.com.au

Indicative Selling Price \$295,000 - \$315,000 Median House Price 27/11/2018 - 26/11/2019: \$334,000

Comparable Properties



Price: \$298,500 Method: Private Sale Date: 08/07/2019 Rooms: 4 Property Type: House Land Size: 477 sqm approx

Account - Janelle Stevens Property

