

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

31 Rowe Street, Golden Square Vic 3555

Indicative selling price

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

Range between \$349,000 & \$369,000

Median sale price

Median price \$330,000 House X Unit Suburb or locality Golden Square

Period - From 01/01/2018 to 31/12/2018 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 eighteen 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	1 Sterry St GOLDEN SQUARE 3555	\$370,000	16/02/2018
2	4 Bay St GOLDEN SQUARE 3555	\$360,000	28/08/2017
3	15 Bond St GOLDEN SQUARE 3555	\$335,000	12/04/2018

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 eighteen months.



4 1 3

Rooms:

Property Type: House

Land Size: 1111 sqm approx

Agent Comments

Comparable Properties

1 Sterry St GOLDEN SQUARE 3555 (VG)

Agent Comments

3 - -

Price: \$370,000

Method: Sale

Date: 16/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 1270 sqm approx



4 Bay St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 1 4

Price: \$360,000

Method: Private Sale

Date: 28/08/2017

Rooms: 6

Property Type: House

Land Size: 1000 sqm approx



15 Bond St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 1 3

Price: \$335,000

Method: Private Sale

Date: 12/04/2018

Rooms: 4

Property Type: House

Land Size: 1030 sqm approx