

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

47 Magazine Boulevard, Golden Square VIC 3555

Indicative selling price

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

Range Between \$495,000 & \$520,000

Median sale price

Median Price

\$272,500

House



Suburb
or locality

Golden Square

Period - From

Feb 2017

to

Aug 2017

Source

REIV

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	13 Pinnacle Tce, Golden Square VIC 3555	\$515,000	23/07/2017
2	4 Gondolier Tce, Golden Square VIC 3555	\$474,500	08/07/2016
3	5 Magazine Boulevard, Golden Square VIC 3555	\$470,000	18/11/2016