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Statement of Information

74 MACDOUGALL ROAD, GOLDEN GULLY, VIC 3555

Prepared by Di Long, Tweed Sutherland First National Real Estate



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



74 MACDOUGALL ROAD, GOLDEN GULLY, 3 1 1

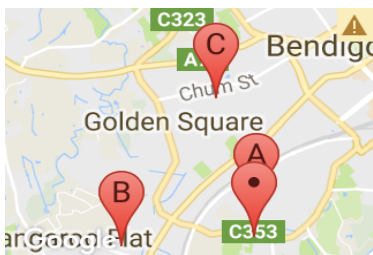
Indicative Selling Price

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

Price Range: \$235,000 to \$255,000

Provided by: Di Long, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



GOLDEN GULLY, VIC, 3555

Suburb Median Sale Price (House)

\$365,000

01 April 2017 to 31 March 2018

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.



38 MACDOUGALL RD, GOLDEN SQUARE, VIC

3 1 2

Sale Price

***\$247,500**

Sale Date: 15/05/2018

Distance from Property: 414m



7 HURLING CRT, GOLDEN SQUARE, VIC 3555

3 1 1

Sale Price

\$240,000

Sale Date: 16/03/2018

Distance from Property: 1.8km



7 PALLETT ST, GOLDEN SQUARE, VIC 3555

3 1 1

Sale Price

\$256,000

Sale Date: 28/02/2018

Distance from Property: 2.1km



This report has been compiled on 30/05/2018 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

74 MACDOUGALL ROAD, GOLDEN GULLY, VIC 3555

Indicative selling price

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

Price Range:

\$235,000 to \$255,000

Median sale price

Median price

\$365,000

House

X

Unit


Suburb

GOLDEN GULLY

Period

01 April 2017 to 31 March 2018

Source



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
38 MACDOUGALL RD, GOLDEN SQUARE, VIC 3555	*\$247,500	15/05/2018
7 HURLING CRT, GOLDEN SQUARE, VIC 3555	\$240,000	16/03/2018
7 PALLETT ST, GOLDEN SQUARE, VIC 3555	\$256,000	28/02/2018