

# STATEMENT OF INFORMATION

20 ELLIOTT STREET, GOLDEN SQUARE, VIC 3555 PREPARED BY WALLACE CAIRNS, PROFESSIONALS BENDIGO

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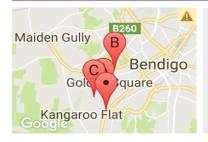


# **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



## **MEDIAN SALE PRICE**



# **GOLDEN SQUARE, VIC, 3555**

Suburb Median Sale Price (House)

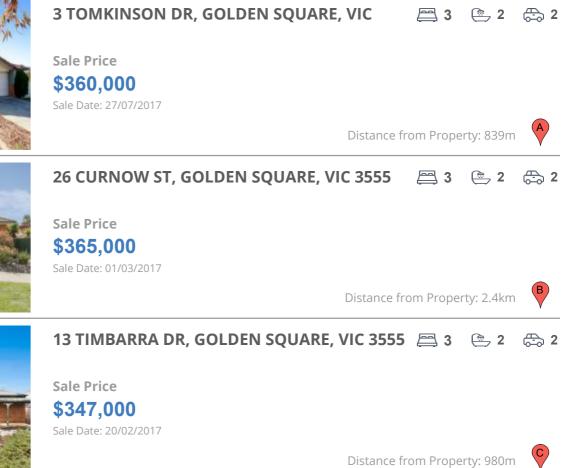
\$308,000

01 January 2017 to 31 December 2017

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.



This report has been compiled on 02/02/2018 by Professionals Bendigo. 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 20 ELLIOTT STREET, GOLDEN SQUARE, VIC 3555

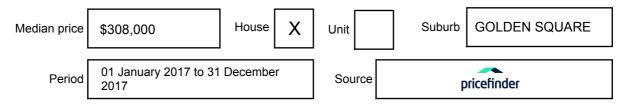
### Indicative selling price

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

Price Range:

\$349000 to \$359000

#### Median sale price



### **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
3 TOMKINSON DR, GOLDEN SQUARE, VIC 3555	\$360,000	27/07/2017
26 CURNOW ST, GOLDEN SQUARE, VIC 3555	\$365,000	01/03/2017
13 TIMBARRA DR, GOLDEN SQUARE, VIC 3555	\$347,000	20/02/2017