





### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 92 BOOTH STREET, GOLDEN SQUARE, 🕮 4 🕒 2 😂 3







**Indicative Selling Price** 

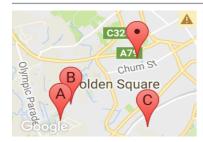
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$320,000 to \$340,000

Provided by: Phil White, Professionals Bendigo

### **MEDIAN SALE PRICE**



# **GOLDEN SQUARE, VIC, 3555**

**Suburb Median Sale Price (House)** 

\$309,000

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.



7 MARTIN CRT, GOLDEN SQUARE, VIC 3555







Sale Price

\$345,000

Sale Date: 11/11/2016

Distance from Property: 2.7km





1 PARK AVE, GOLDEN SQUARE, VIC 3555







Sale Price

\$320,000

Sale Date: 12/07/2017

Distance from Property: 2.2km





11 YOUNG ST, GOLDEN SQUARE, VIC 3555







Sale Price

\$327,500

Sale Date: 07/10/2016

Distance from Property: 2km



# 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	92 BOOTH STREET, GOLDEN SQUARE, VIC 3555
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## Indicative selling price

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

Price Range: \$320,000 to \$340,000

## Median sale price

Median price	\$309,000	House	Χ	Unit	Suburb	GOLDEN SQUARE
Period	01 January 2017 to 31 December 2017		Source	pricefinder		

## 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
7 MARTIN CRT, GOLDEN SQUARE, VIC 3555	\$345,000	11/11/2016
1 PARK AVE, GOLDEN SQUARE, VIC 3555	\$320,000	12/07/2017
11 YOUNG ST, GOLDEN SQUARE, VIC 3555	\$327,500	07/10/2016