

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Unit offered for sale

Address
Including suburb or locality
and postcode

134 – 166 Aspinall Street, Golden Square , Vic 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class

e.g. One bedroom units

Single price

Lower price

Higher price

Lot 16, 17, 19, 20, 23		or range between	\$149,900	&	\$164,890
Lot 4, 5, 9, 10, 11, 12, 24, 25, 28, 29		or range between	\$166,000	&	\$182,600

Unit median sale price

X VACANT LAND

Median price \$170,500

Suburb or locality GOLDEN SQUARE

Period - From 01/04/2017

To 31/03/2018

Source PRICE FINDER

Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

All available lots between Lot 4 and Lot 29	158 Aspinall Street, Golden Square	\$167,000	05/07/2017
	58 Aspinall Street, Golden Square	\$159,500	17/07/2017
	156 Aspinall Street, Golden Square	\$167,000	03/02/2017