

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Benghasi Avenue 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)

Single Price

or range
between

\$310,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Other

Suburb

Golden Square

Period-from

01 Apr 2019

to

31 Mar 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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 Poplar Street Golden Square VIC 3555	\$340,000	13-Feb-20
40 Benghasi Avenue Golden Square VIC 3555	\$315,000	13-Mar-20
425 High Street Golden Square VIC 3555	\$320,000	07-Nov-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 16 April 2020



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7 Poplar Street Golden Square VIC 3555

Sold Price

\$340,000

Sold Date

13-Feb-20

3 1 3

Distance

0.07km



40 Benghasi Avenue Golden Square VIC 3555

Sold Price

^{RS}
\$315,000

Sold Date

13-Mar-20

3 1 2

Distance

0.08km



425 High Street Golden Square VIC 3555

Sold Price

\$320,000

Sold Date

07-Nov-19

3 2 2

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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