

STATEMENT OF INFORMATION

1/10 EMMETT STREET, GOLDEN SQUARE, VIC 3555

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/10 EMMETT STREET, GOLDEN SQUARE,  2  1  1

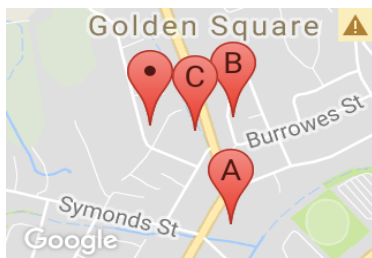
Indicative Selling Price

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

Price Range: **\$220,000 to \$230,000**

Provided by: Phil White, Professionals Bendigo

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (Unit)

\$272,000

01 January 2017 to 31 December 2017

Provided by: 

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.



4/69 MACKENZIE ST, GOLDEN SQUARE, VIC  2  1  1

Sale Price

\$219,000

Sale Date: 05/01/2018

Distance from Property: 449m



10 ILLINGWORTH ST, GOLDEN SQUARE, VIC  2  1  2

Sale Price

\$240,000

Sale Date: 20/10/2017

Distance from Property: 277m



4/2 KIRBY ST, GOLDEN SQUARE, VIC 3555  2  1  1

Sale Price

\$227,500

Sale Date: 07/12/2016

Distance from Property: 152m



This report has been compiled on 28/02/2018 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

1/10 EMMETT STREET, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Price Range:

\$220,000 to \$230,000

Median sale price

Median price

\$272,000

House

X

Unit


Suburb

GOLDEN SQUARE

Period

01 January 2017 to 31 December 2017

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
4/69 MACKENZIE ST, GOLDEN SQUARE, VIC 3555	\$219,000	05/01/2018
10 ILLINGWORTH ST, GOLDEN SQUARE, VIC 3555	\$240,000	20/10/2017
4/2 KIRBY ST, GOLDEN SQUARE, VIC 3555	\$227,500	07/12/2016