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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

10 Allingham Street, Golden Square

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$280,000

### Median sale price

Median price 

\$366,250

 House 

X

 Suburb or locality 

Golden Square

Period - From 

8<sup>th</sup> Oct 2018

 to 

16<sup>th</sup> Oct 2018

 Source 

www.realestate.com.au

### 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
1. 11 Allingham Street, Golden Square VIC 3555	\$260,000	27 Jul 2018
2. 9 Laurel Street, Golden Square VIC 3555	\$292,500	15 Feb 2018
3. 31 Macdougall Road, Golden Square VIC 3555	\$264,000	24 <sup>th</sup> Oct 2018

## Additional information about comparable sales.



**Golden Square** 11 Allingham Street

**3 BED 1 BATH 2 CAR**

**METHOD** Private  
**TYPE** House  
**LAND** 355m2 approx.



**Golden Square** 9 Laurel Street

**3 BED 1 BATH 1 CAR**

**METHOD** Private  
**TYPE** House  
**LAND** 596m2 approx.



**Golden Square** 31 Macdougall Road

**3 BED 1 BATH 1 CAR**

**METHOD** Private  
**TYPE** House  
**LAND** 496m2 approx.