

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 1/46 Mackenzie Street West, Golden Square VIC 3555

Indicative selling price

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

\$220,000

&

\$240,000

Median sale price

Median price \$318,500

House

X

Suburb or
locality

Golden Square

Period - From

March 5th
2018

to

March 14th 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. 4/69 Mackenzie Street West, Golden Square VIC 3555	\$219,000	10/01/18
2. 2/97B Panton Street, Golden Square VIC 3555	\$245,000	07/08/17
3. 2/16 Wade Street, Golden Square VIC 3555	\$230,000	22/09/17

Additional information about comparable sales.



Golden Square 4/69 Mackenzie St West 2 BED 1 BATH 1 CAR 3 ROOMS

METHOD Private
TYPE House
LAND Approx. 279m2



Golden Square 2/97B Panton Street 2 BED 1 BATH 1 CAR 3 ROOMS

METHOD Private
TYPE House
LAND Approx. 230m2



Golden Square 2/16 Wade Street 2 BED 1 BATH 2 CAR 3 ROOMS

METHOD Private
TYPE House
LAND Approx. 196m2