

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

---

### Property offered for sale

7 Grange Terrace, Golden Square

---

### Indicative selling price

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

Single Range \$399,000

---

### Median sale price

Median Price \$385,000 | House Golden Square

Period – From 01.01.17 to 30.08.17 Source – RPdata

---

### 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 |
|----------------------------------|-----------|--------------|
| 6 Grange Terrace, Golden Square  | \$400,000 | 23.08.17     |
| 21 Brooklyn Drive, Golden Square | \$330,000 | 30.05.17     |
| 2 Grange Terrace, Golden Square  | \$426,000 | 20.04.17     |