

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



54 CHUM STREET, GOLDEN SQUARE, VIC  3  2  1

Indicative Selling Price

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

Single Price: **\$305,000**

Provided by: Rick Bishop, Tony Harrington Estate Agents

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

\$312,500

01 October 2016 to 30 September 2017

Provided by:  pricefinder

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.



20 SYMONDS ST, GOLDEN SQUARE, VIC 3555  3  2  1

Sale Price

***\$313,500**

Sale Date: 26/07/2017

Distance from Property: 1.4km



35 HONEYSUCKLE ST, BENDIGO, VIC 3550  3  2  1

Sale Price

\$362,500

Sale Date: 24/06/2017

Distance from Property: 904m



2 PETHARD PL, GOLDEN SQUARE, VIC 3555  3  2  2

Sale Price

\$306,500

Sale Date: 09/08/2017

Distance from Property: 474m



This report has been compiled on 20/10/2017 by Tony Harrington Estate Agents. Property Data Solutions Pty Ltd 2017 - 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

54 CHUM STREET, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Single Price:

\$305,000

Median sale price

Median price

\$312,500

House

X

Unit


Suburb

GOLDEN SQUARE

Period

01 October 2016 to 30 September 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
20 SYMONDS ST, GOLDEN SQUARE, VIC 3555	*\$313,500	26/07/2017
35 HONEYSUCKLE ST, BENDIGO, VIC 3550	\$362,500	24/06/2017
2 PETHARD PL, GOLDEN SQUARE, VIC 3555	\$306,500	09/08/2017