

## 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

59 Norelle Crescent Golden Square VIC 3555

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&amp;

\$450,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price

\$335,000

\*House

X

\*Unit

Suburb

Golden Square

Period-from

01 Jun 2018

to

31 May 2019

Source

Corelogic

## Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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

32 Futura Avenue Golden Square VIC 3555

\$458,000

03-Sep-18

2 Rosemary Court Golden Square VIC 3555

\$422,000

15-Nov-18

2 Alfreda Place Golden Square VIC 3555

\$450,000

20-May-19

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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### 32 Futura Avenue Golden Square VIC 3555

Sold Price

**\$458,000**

Sold Date

**03-Sep-18**
 4  2  2

Distance

**0.3km**


### 2 Rosemary Court Golden Square VIC 3555

Sold Price

**\$422,000**

Sold Date

**15-Nov-18**
 4  2  2

Distance

**0.34km**


### 2 Alfreda Place Golden Square VIC 3555

Sold Price

**\$450,000**

Sold Date

**20-May-19**
 4  2  2

Distance

**0.57km**

RS = Recent sale

UN = Undisclosed Sale

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