

We put you first

# Statement of Information

27 ELWOOD STREET, GOLDEN SQUARE, VIC 3555

Prepared by Di Long, Tweed Sutherland First National Real Estate



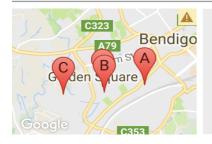
# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



Provided by: Di Long, Tweed Sutherland First National Real Estate

### **MEDIAN SALE PRICE**



## **GOLDEN SQUARE, VIC, 3555**

Suburb Median Sale Price (House)

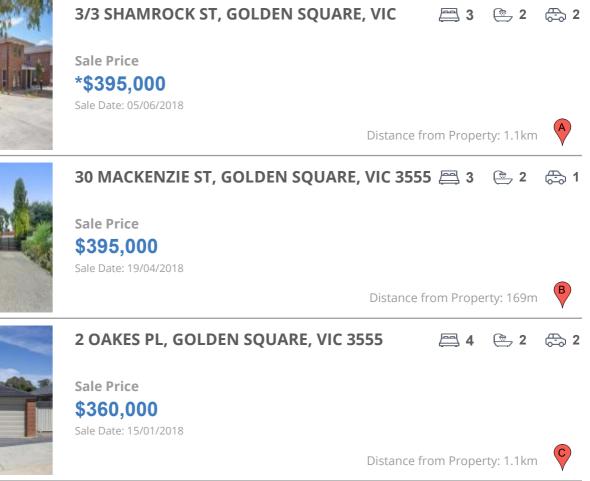
\$325,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

### **COMPARABLE PROPERTIES**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



This report has been compiled on 21/06/2018 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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# Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 27 ELWOOD STREET, GOLDEN SQUARE, VIC 3555

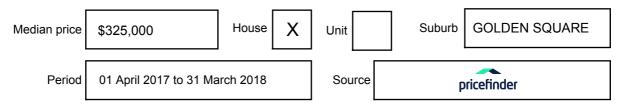
### Indicative selling price

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

Price Range:

\$365,000 to \$390,000

#### Median sale price



### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last six 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
3/3 SHAMROCK ST, GOLDEN SQUARE, VIC 3555	*\$395,000	05/06/2018
30 MACKENZIE ST, GOLDEN SQUARE, VIC 3555	\$395,000	19/04/2018
2 OAKES PL, GOLDEN SQUARE, VIC 3555	\$360,000	15/01/2018