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REAL ESTATE

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# Statement of Information

27 ELWOOD STREET, GOLDEN SQUARE, VIC 3555

Prepared by Di Long, Tweed Sutherland First National Real Estate



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Tweed Sutherland

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**27 ELWOOD STREET, GOLDEN SQUARE,** 3 2 2

### Indicative Selling Price

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

**Price Range: \$365,000 to \$390,000**

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.



**3/3 SHAMROCK ST, GOLDEN SQUARE, VIC** 3 2 2

Sale Price

**\*\$395,000**

Sale Date: 05/06/2018

Distance from Property: 1.1km



**30 MACKENZIE ST, GOLDEN SQUARE, VIC 3555** 3 2 1

Sale Price

**\$395,000**

Sale Date: 19/04/2018

Distance from Property: 169m



**2 OAKES PL, GOLDEN SQUARE, VIC 3555** 4 2 2

Sale Price

**\$360,000**

Sale Date: 15/01/2018

Distance from Property: 1.1km



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](http://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](http://consumer.vic.gov.au/underquoting)

Price Range:

\$365,000 to \$390,000

Median sale price

Median price

\$325,000

House

X

Unit


Suburb

GOLDEN SQUARE

Period

01 April 2017 to 31 March 2018

Source



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