

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

30 MacDougall Street Golden Square

### Indicative selling price

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

Single price  or range between \$320,000.00 & \$350,000.00

### Median sale price

Median price

\$ 350,000.00

Property type

Residential

Suburb

Golden Square

Period - From

29.09.2019

to

29.09.2020

Source

Realestate.com

### 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 |
|----------------------------------|-----------|--------------|
| 62 Adam Street, Golden Square    | \$322,500 | 07.05.2020   |
| 41 Alamein Court, Golden Square  | \$345,000 | 09.06.2020   |
| 4 Benghasi Avenue, Golden Square | \$310,000 | 12.05.2020   |
|                                  |           |              |

This Statement of Information was prepared on: 14<sup>th</sup> October 2020