

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 24 DANIEL DRIVE, GOLDEN SQUARE, VIC 🚐 3 🕒

Indicative Selling Price

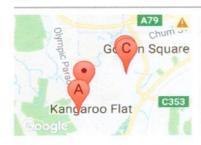
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$335,000

Provided by: Greg Heard, Heard & Co. Real Estate

#### MEDIAN SALE PRICE



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

Suburb Median Sale Price (House)

\$323,500

01 April 2017 to 31 March 2018



#### **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.



17 GLEDHILL RISE, KANGAROO FLAT, VIC 3555 🚍 3 🕒 🖰

Sale Price

\$330,000

Sale Date: 27/07/2017







2 MAGAZINE BVD, GOLDEN SQUARE, VIC 3555 🚐 3 😩 1 🚓 2

Sale Price

\$322,000

Sale Date: 22/06/2017

Distance from Property: 1.4km







Sale Price

\$325,000

Sale Date: 18/05/2017

Distance from Property: 1.4km



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

Property offered f	or sale			
Address Including suburb and postcode	24 DANIEL DRIVE, GOLDEN SQI	JARE, VIC 3559	5	
Indicative selling For the meaning of this	price price see consumer.vic.gov.au/underqu	uoting		
Single Price:	\$335,000			
Median sale price				
Median price	\$323,500 House X	Unit	Suburb	GOLDEN SQUARE
Period	01 April 2017 to 31 March 2018	Source	pricefinder	

#### 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	
17 GLEDHILL RISE, KANGAROO FLAT, VIC 3555	\$330,000	27/07/2017	
2 MAGAZINE BVD, GOLDEN SQUARE, VIC 3555	\$322,000	22/06/2017	
2 WILTON CRT, GOLDEN SQUARE, VIC 3555	\$325,000	18/05/2017	