

STATEMENT OF INFORMATION

10 SYMONDS STREET, GOLDEN SQUARE, VIC 3555

PREPARED BY JENNY DONALDSON, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 SYMONDS STREET, GOLDEN SQUARE,  2  1  2

Indicative Selling Price

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

Price Range: **\$235,000 to \$250,000**

Provided by: Jenny Donaldson , Professionals Bendigo

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

\$329,500

01 July 2017 to 30 June 2018

Provided by:  pricefinder

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.



12 DERNA CRT, GOLDEN SQUARE, VIC 3555  3  1  1

Sale Price

\$235,000

Sale Date: 19/12/2017

Distance from Property: 556m



38 MACDOUGALL RD, GOLDEN SQUARE, VIC  3  -  -

Sale Price

\$247,500

Sale Date: 30/04/2018

Distance from Property: 1.4km



499 HIGH ST, GOLDEN SQUARE, VIC 3555  3  1  1

Sale Price

\$240,000

Sale Date: 22/02/2018

Distance from Property: 1.3km



This report has been compiled on 09/07/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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8 MARTIN ST, GOLDEN GULLY, VIC 3555

 3  1  1

Sale Price

***\$242,500**

Sale Date: 24/08/2017

Distance from Property: 2km



16 ELM ST, GOLDEN SQUARE, VIC 3555

 3  1  1

Sale Price

\$242,500

Sale Date: 19/07/2017

Distance from Property: 1.1km



62 MACKENZIE ST, GOLDEN SQUARE, VIC 3555

 3  1  1

Sale Price

\$240,000

Sale Date: 05/07/2017

Distance from Property: 167m



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 10 SYMONDS STREET, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Price Range: \$235,000 to \$250,000

Median sale price

Median price \$329,500 House ☒ Unit ☐ Suburb GOLDEN SQUARE
Period 01 July 2017 to 30 June 2018 Source 

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
12 DERNA CRT, GOLDEN SQUARE, VIC 3555	\$235,000	19/12/2017
38 MACDOUGALL RD, GOLDEN SQUARE, VIC 3555	\$247,500	30/04/2018
499 HIGH ST, GOLDEN SQUARE, VIC 3555	\$240,000	22/02/2018
8 MARTIN ST, GOLDEN GULLY, VIC 3555	*\$242,500	24/08/2017

16 ELM ST, GOLDEN SQUARE, VIC 3555	\$242,500	19/07/2017
62 MACKENZIE ST, GOLDEN SQUARE, VIC 3555	\$240,000	05/07/2017