



**first  
national**  
REAL ESTATE

| Tweed Sutherland

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/7 CALEB CLOSE, GOLDEN SQUARE, VIC**  2  1  1

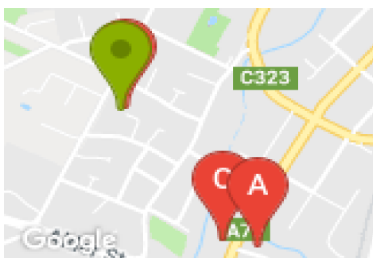
### Indicative Selling Price

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

**Price Range:** **\$250,000 to \$265,000**

Provided by: Bawa Singh, Tweed Sutherland First National Real Estate

## MEDIAN SALE PRICE



**GOLDEN SQUARE, VIC, 3555**

Suburb Median Sale Price (Unit)

**\$265,000**

01 July 2017 to 30 June 2018

Provided by: 

## 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.



**489 HIGH ST, GOLDEN SQUARE, VIC 3555**

 2  2  1

Sale Price

**\*\$280,000**

Sale Date: 11/04/2018

Distance from Property: 669m



**5/7 CALEB CL, GOLDEN SQUARE, VIC 3555**

 2  1  1

Sale Price

**\$245,000**

Sale Date: 12/02/2018

Distance from Property: 13m



**3/494 HIGH ST, GOLDEN SQUARE, VIC 3555**

 2  2  1

Sale Price

**\$275,000**

Sale Date: 14/12/2017

Distance from Property: 575m



This report has been compiled on 02/07/2018 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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 2/7 CALEB CLOSE, GOLDEN SQUARE, VIC

### Indicative selling price

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

Price Range: \$250,000 to \$265,000

### Median sale price

Median price \$265,000 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 |
|----------------------------------------|------------|--------------|
| 489 HIGH ST, GOLDEN SQUARE, VIC 3555   | *\$280,000 | 11/04/2018   |
| 5/7 CALEB CL, GOLDEN SQUARE, VIC 3555  | \$245,000  | 12/02/2018   |
| 3/494 HIGH ST, GOLDEN SQUARE, VIC 3555 | \$275,000  | 14/12/2017   |