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REAL ESTATE

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Statement of Information

109-111 ASPINALL STREET, GOLDEN SQUARE, VIC 3555

Prepared by Di Long , Tweed Sutherland First National Real Estate



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



109-111 ASPINALL STREET, GOLDEN

- - -

Indicative Selling Price

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

Single Price:

\$130,000

Provided by: Di Long, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (Vacant Land)

\$177,000

01 January 2017 to 31 December 2017

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.



25 BELLADONNA RISE, KANGAROO FLAT, VIC

4 2 2

Sale Price

\$142,000

Sale Date: 13/10/2017

Distance from Property: 2.5km



3 LILY PL, KANGAROO FLAT, VIC 3555

4 2 2

Sale Price

\$147,000

Sale Date: 15/03/2017

Distance from Property: 2.5km



8 THE GUMS CRT, KANGAROO FLAT, VIC 3555

- - -

Sale Price

\$147,500

Sale Date: 04/04/2017

Distance from Property: 795m



This report has been compiled on 15/02/2018 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

109-111 ASPINALL STREET, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Single Price:

\$130,000

Median sale price

Median price

\$177,000

House

Unit

Suburb

GOLDEN SQUARE

Period

01 January 2017 to 31 December 2017

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
25 BELLADONNA RISE, KANGAROO FLAT, VIC 3555	\$142,000	13/10/2017
3 LILY PL, KANGAROO FLAT, VIC 3555	\$147,000	15/03/2017
8 THE GUMS CRT, KANGAROO FLAT, VIC 3555	\$147,500	04/04/2017