
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

61B Belle Vue Road, Golden Square VIC 3555
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Indicative selling price

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

\$349,500

Median sale price

Median price	<table border="1"><tr><td>\$307,750</td></tr></table>	\$307,750	House	<table border="1"><tr><td>X</td></tr></table>	X	Suburb or locality	<table border="1"><tr><td>Golden Square</td></tr></table>	Golden Square
\$307,750								
X								
Golden Square								
Period - From	<table border="1"><tr><td>October 23rd 2017</td></tr></table>	October 23 rd 2017	to	<table border="1"><tr><td>November 2nd 2017</td></tr></table>	November 2 nd 2017	Source	<table border="1"><tr><td>www.realestate.com.au</td></tr></table>	www.realestate.com.au
October 23 rd 2017								
November 2 nd 2017								
www.realestate.com.au								

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
1. 4 Stoneham Street Golden Square VIC 3555	\$374,000	22/05/17
2. 6 Stoneham Street Golden Square VIC 3555	\$379,000	01/05/17
3. 27 Elwood Street, Golden Square VIC 3555	\$375,000	10/09/17

Property data source: www.rpdata.com.au. Generated on 06/11/2018

Additional information about comparable sales.



Golden Square 4 Stoneham Street **3 BED 2 BATH 2 CAR 5 ROOMS**

METHOD Private
TYPE House
LAND Approx. 300m2



Golden Square 6 Stoneham Street **3 BED 2 BATH 2 CAR 5 ROOMS**

METHOD Private
TYPE House
LAND Approx. 298m2



Golden Square 27 Elwood Street **3 BED 2 BATH 2 CAR 5 ROOMS**

METHOD Private
TYPE House
LAND Approx. 301m2