

# Single residential property located outside the Melbourne metropolitan area.

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

## Property offered for sale

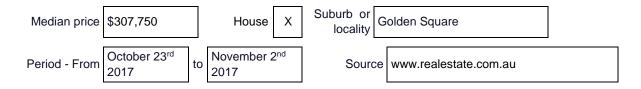
Address	
Including suburb and	61B Belle Vue Road, Golden Square VIC 3555
postcode	

# Indicative selling price

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

\$349,500

### Median sale price



### 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
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 BE

3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private

TYPE House

LAND Approx. 300m2

No Image Available 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 PrivateTYPE House

LAND Approx. 301m2

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