

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 211 Mackenzie Street West, Golden Square VIC 3555

Indicative selling price

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

\$280,000

&

\$305,000

Median sale price

Median price \$317,000

House

X

Suburb or
locality

Golden Square

Period - From April 2nd 2018

to April 10th 2018

Source 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. 5 Beverley Street, Kangaroo Flat VIC 3555	\$315,000	07/11/17
2. 38 Alder Street, Kangaroo Flat VIC 3555	\$262,000	17/10/17
3. 178 Mackenzie Street West, Golden Square VIC 3555	\$260,000	08/02/18

Additional information about comparable sales.



Kangaroo Flat 5 Beverley Street

5 BED 2 BATH 1 CAR 7 ROOMS

METHOD Private
TYPE House
LAND Approx. 644m2



Kangaroo Flat 29 Alder Street

3 BED 1 BATH 2 CAR 4 ROOMS

METHOD Private
TYPE House
LAND Approx. 620m2



Golden Square 178 Mackenzie St West

3 BED 1 BATH 2 CAR 4 ROOMS

METHOD Private
TYPE House
LAND Approx. 733m2