

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



110 MACDOUGALL ROAD, GOLDEN

 4  2  2

Indicative Selling Price

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

Single Price: \$479,000

Provided by: Rick Bishop, Tony Harrington Estate Agents

MEDIAN SALE PRICE



GOLDEN GULLY, VIC, 3555

Suburb Median Sale Price (House)

\$365,000

01 October 2016 to 30 September 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.



112 MACDOUGALL RD, GOLDEN GULLY, VIC

 4  2  6

Sale Price

\$570,000

Sale Date: 20/03/2017

Distance from Property: 27m



31 LAWSON ST, SPRING GULLY, VIC 3550

 4  2  2

Sale Price

\$370,000

Sale Date: 02/02/2016

Distance from Property: 1.6km



6 OAK ST, GOLDEN SQUARE, VIC 3555

 3  2  3

Sale Price

\$445,000

Sale Date: 02/05/2017

Distance from Property: 1.5km



This report has been compiled on 20/12/2017 by Tony Harrington Estate Agents. Property Data Solutions Pty Ltd 2017 - 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

110 MACDOUGALL ROAD, GOLDEN GULLY, VIC 3555

Indicative selling price

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

Single Price: \$479,000

Median sale price

Median price

\$365,000

House

X

Unit

Suburb

GOLDEN GULLY

Period

01 October 2016 to 30 September 2017

Source

pricfinder

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
112 MACDOUGALL RD, GOLDEN GULLY, VIC 3555	\$570,000	20/03/2017
31 LAWSON ST, SPRING GULLY, VIC 3550	\$370,000	02/02/2016
6 OAK ST, GOLDEN SQUARE, VIC 3555	\$445,000	02/05/2017