

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

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

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

2/28A Ophir Street, Golden Square Vic 3555

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$269,000

#### Median sale price

Median price \$330,250 House ☒ Unit ☐ Suburb or locality Golden Square

Period - From 01/04/2018 to 30/06/2018 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	1/397 High St GOLDEN SQUARE 3555	\$270,000	15/06/2018
2	6/102b Chum St GOLDEN SQUARE 3555	\$262,000	08/06/2018
3	1/18 Timbarra Dr GOLDEN SQUARE 3555	\$250,000	02/01/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



**Rooms:**  
**Property Type:** Block of Units  
**Agent Comments**

## Comparable Properties



1/397 High St GOLDEN SQUARE 3555 (VG)

**Agent Comments**



**Price:** \$270,000  
**Method:** Sale  
**Date:** 15/06/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



6/102b Chum St GOLDEN SQUARE 3555 (REI)

**Agent Comments**



**Price:** \$262,000  
**Method:** Private Sale  
**Date:** 08/06/2018  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 200 sqm approx



1/18 Timbarra Dr GOLDEN SQUARE 3555 (REI/VG)

**Agent Comments**



**Price:** \$250,000  
**Method:** Private Sale  
**Date:** 02/01/2018  
**Rooms:** 3  
**Property Type:** Unit