

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



132 NORELLE CRESCENT, GOLDEN







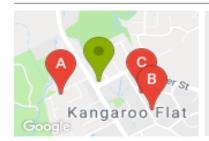
Indicative Selling Price

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

Single Price: \$309,000

Provided by: Meg Guzzo, Bendigo Property Plus

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

\$330,000

01 October 2017 to 30 September 2018

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.



15 ENNOR PL, KANGAROO FLAT, VIC 3555







Sale Price

\$302,500

Sale Date: 31/05/2018

Distance from Property: 267m





76 BROWNING ST, KANGAROO FLAT, VIC 3555 🕮 3 🕒 2







Sale Price

\$310,000

Sale Date: 11/07/2017

Distance from Property: 410m





88 BROWNING ST, KANGAROO FLAT, VIC 3555 🕮 3 🕒 1







Sale Price

\$280,000

Sale Date: 13/03/2018

Distance from Property: 293m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
---------------------------	-----	-------	---------	-----	------

Address Including suburb and postcode	
---	--

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underque			
Single Price:	\$309,000		

Median sale price

Median price	\$330,000	House	Χ	Unit	Suburb	GOLDEN SQUARE
Period	01 October 2017 to 30 September 2018			Source	 pricefinder	

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
15 ENNOR PL, KANGAROO FLAT, VIC 3555	\$302,500	31/05/2018
76 BROWNING ST, KANGAROO FLAT, VIC 3555	\$310,000	11/07/2017
88 BROWNING ST, KANGAROO FLAT, VIC 3555	\$280,000	13/03/2018

