

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 ALDER STREET, GOLDEN SQUARE, VIC  3  1  1

Indicative Selling Price

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

Single Price: **\$199,900**

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

\$315,800

01 July 2016 to 30 June 2017

Provided by: 

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.



6 DEAN ST, KANGAROO FLAT, VIC 3555

 3  1  1

Sale Price

Price Withheld

Sale Date: 11/08/2017

Distance from Property: 2.2km



29 ROSE ST, GOLDEN SQUARE, VIC 3555

 2  1  1

Sale Price

\$195,000

Sale Date: 11/04/2017

Distance from Property: 2.5km



46 WESLEY ST, KANGAROO FLAT, VIC 3555

 2  1  2

Sale Price

\$170,000

Sale Date: 08/12/2016

Distance from Property: 2.1km



This report has been compiled on 14/09/2017 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

24 ALDER STREET, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Single Price:

\$199,900

Median sale price

Median price

\$315,800

House

X

Unit


Suburb

GOLDEN SQUARE

Period

01 July 2016 to 30 June 2017

Source



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
6 DEAN ST, KANGAROO FLAT, VIC 3555	Price Withheld	11/08/2017
29 ROSE ST, GOLDEN SQUARE, VIC 3555	\$195,000	11/04/2017
46 WESLEY ST, KANGAROO FLAT, VIC 3555	\$170,000	08/12/2016