

STATEMENT OF INFORMATION Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

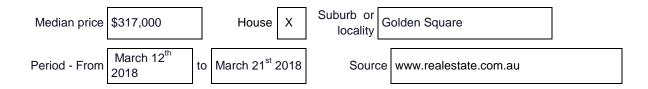
Address Including suburb and 22 MacDougall Road, Golden Square VIC 3555 postcode

Indicative selling price

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

\$330,000 & \$350,000

Median sale price



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. 21 Myrtle Street, Bendigo VIC 3550	\$340,000	21/11/17
2. 137 Thistle Street, Golden Square VIC 3555	\$340,000	22/12/17
3. 10 Illingworth Street, Golden Square VIC 3555	\$341,000	12/12/17

Property data source: www.rpdata.com.au. Generated on 21/03/18



Additional information about comparable sales.



Bendigo	Bendigo 21 Myrtle Street 3 BED 1 BATH 1 CAR 4 ROOM		4 ROOMS		
METHOD TYPE LAND	Private House Approx. 447m2				



Golden	Square 137 Thistle Street	3 BED	1 BATH	2 CAR	4 ROOMS
METHOD TYPE LAND	Private House Approx. 552m2				



Golden Square 10 Illingworth

METHOD Private TYPE House LAND Approx. 436m2

Property data source: www.rpdata.com.au Generated on 21/03/18

3 BED 1 BATH 2 CAR 4 ROOMS