

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 22 MacDougall Road, Golden Square VIC 3555

Indicative selling price

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

\$330,000

&

\$350,000

Median sale price

Median price \$317,000

House ☒

Suburb or
locality Golden Square

Period - From March 12th
2018

to March 21st 2018

Source www.realestate.com.au

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

Additional information about comparable sales.



Bendigo 21 Myrtle Street

3 BED 1 BATH 1 CAR 4 ROOMS

METHOD Private
TYPE House
LAND Approx. 447m2



Golden Square 137 Thistle Street

3 BED 1 BATH 2 CAR 4 ROOMS

METHOD Private
TYPE House
LAND Approx. 552m2



Golden Square 10 Illingworth

3 BED 1 BATH 2 CAR 4 ROOMS

METHOD Private
TYPE House
LAND Approx. 436m2