

STATEMENT OF INFORMATION

73 SPECIMEN HILL ROAD, GOLDEN SQUARE, VIC 3555

PREPARED BY JACINTA MCIVOR, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



73 SPECIMEN HILL ROAD, GOLDEN

 4  1  6

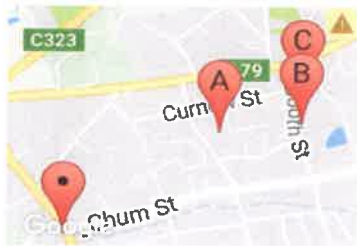
Indicative Selling Price

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

Price Range: 390,000 to 429,000

Provided by: Jacinta McIvor, Professionals Bendigo

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

\$308,000

01 January 2017 to 31 December 2017

Provided by:  pricfinder

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 RUTH ST, GOLDEN SQUARE, VIC 3555

 3  1  5

Sale Price

\$407,500

Sale Date: 03/03/2017

Distance from Property: 670m



90 BOOTH ST, GOLDEN SQUARE, VIC 3555

 3  1  2

Sale Price

\$396,000

Sale Date: 21/12/2016

Distance from Property: 927m



98 BOOTH ST, GOLDEN SQUARE, VIC 3555

 3  1  2

Sale Price

\$320,000

Sale Date: 08/12/2016

Distance from Property: 995m



This report has been compiled on 02/02/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - www.pricfinder.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

73 SPECIMEN HILL ROAD, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Price Range:

390,000 to 429,000

Median sale price

Median price

\$308,000

House

☒

Unit

☐

Suburb

GOLDEN SQUARE

Period

01 January 2017 to 31 December
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 RUTH ST, GOLDEN SQUARE, VIC 3555 | \$407,500 | 03/03/2017 |
| 90 BOOTH ST, GOLDEN SQUARE, VIC 3555 | \$396,000 | 21/12/2016 |
| 98 BOOTH ST, GOLDEN SQUARE, VIC 3555 | \$320,000 | 08/12/2016 |