

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

40 Benghasi Avenue, Golden Square Vic 3555

Indicative selling price

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

Range \$260,000 - \$280,000

Median sale price

Median Price \$325,000 | House | Golden Square

Period – From 30th July 2017 to 30th July 2018 Source – RPdata

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
27 Poplar Street, Golden Square Vic 3555	\$268,000	07/02/2018
175 MacKenzie Street, Golden Square Vic 3555	\$280,000	25/10/2017
50 Chum Street, Golden Square Vic 3555	\$295,000	29/11/2017