

# STATEMENT OF INFORMATION

17 DRUID STREET, GOLDEN SQUARE, VIC 3555

PREPARED BY PHIL WHITE, PROFESSIONALS BENDIGO, PHONE: 0417 055 950



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**17 DRUID STREET, GOLDEN SQUARE, VIC**  3  1  1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$290,000 to \$310,000**

Provided by: Phil White, Professionals Bendigo

## MEDIAN SALE PRICE



### GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

**\$323,500**

01 April 2017 to 31 March 2018

Provided by:  pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**39 SHORT ST, KANGAROO FLAT, VIC 3555**  3  1  3

### Sale Price

**\$329,500**

Sale Date: 11/08/2017

Distance from Property: 1.3km



**124 SYMONDS ST, GOLDEN SQUARE, VIC 3555**  3  1  2

### Sale Price

**\$300,000**

Sale Date: 04/07/2017

Distance from Property: 1.1km



**94 BROWNING ST, KANGAROO FLAT, VIC 3555**  3  1  2

### Sale Price

**\$311,000**

Sale Date: 21/06/2017

Distance from Property: 879m



This report has been compiled on 13/06/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

17 DRUID STREET, GOLDEN SQUARE, VIC 3555

Indicative selling price

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Price Range:

\$290,000 to \$310,000

Median sale price

Median price

\$323,500

House

X

Unit


Suburb

GOLDEN SQUARE

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
39 SHORT ST, KANGAROO FLAT, VIC 3555	\$329,500	11/08/2017
124 SYMONDS ST, GOLDEN SQUARE, VIC 3555	\$300,000	04/07/2017
94 BROWNING ST, KANGAROO FLAT, VIC 3555	\$311,000	21/06/2017