





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 DRUID STREET, GOLDEN SQUARE, VIC 🕮 3 🕒 1

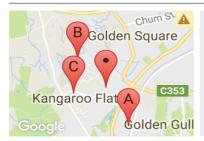
Indicative Selling Price

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

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

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







Sale Price

\$329,500

Sale Date: 11/08/2017

Distance from Property: 1.3km





124 SYMONDS ST, GOLDEN SQUARE, VIC 3555 🕮 3 🕒 1







Sale Price

\$300,000

Sale Date: 04/07/2017

Distance from Property: 1.1km





94 BROWNING ST, KANGAROO FLAT, VIC 3555 🕮 3 🕒 1

Sale Price

\$311.000

Sale Date: 21/06/2017

Distance from Property: 879m



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
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Indicative selling price

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

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	ce	P	ricefinder

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