

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**137 MACKENZIE STREET W, GOLDEN**

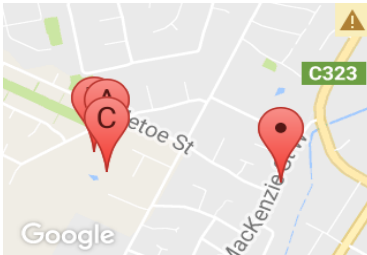
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**Indicative Selling Price**

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

**\$185,000**

## SUBURB MEDIAN



**GOLDEN SQUARE, VIC, 3555**

**Suburb Median Sale Price (Vacant Land)**

**\$252,500**

01 January 2017 to 31 March 2017

Provided by: 

## 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.



**DRUMBANE DR, GOLDEN SQUARE, VIC 3555**

 4  2  2

**Sale Price**

**\$185,000**

Sale Date: 25/02/2016

Distance from Property: 586m



**DRUMBANE DR, GOLDEN SQUARE, VIC 3555**

 4  2  2

**Sale Price**

**\$182,500**

Sale Date: 02/06/2016

Distance from Property: 625m



**23 DRUMBANE DR, GOLDEN SQUARE, VIC**

 4  2  2

**Sale Price**

**\$197,500**

Sale Date: 21/12/2016

Distance from Property: 576m



This report has been compiled on 14/06/2017 by Tony Harrington Estate Agents. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.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

137 MACKENZIE STREET W, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Single Price / Range

\$185,000

Median sale price

Median price

\$252,500

House

Unit


Suburb

GOLDEN SQUARE

Period

01 January 2017 to 31 March 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
DRUMBANE DR, GOLDEN SQUARE, VIC 3555	\$185,000	25/02/2016
DRUMBANE DR, GOLDEN SQUARE, VIC 3555	\$182,500	02/06/2016
23 DRUMBANE DR, GOLDEN SQUARE, VIC 3555	\$197,500	21/12/2016