

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address (Including suburb or locality and postcode)

2 Wade St, Golden Square VIC 3555

Indicative selling price (For the meaning of this price see consumer.vic.gov.au/underquoting)

Range Between: \$300,000 & \$320,000

Median sale price

Property Type: House

Suburb: Golden Square

Period – From: October 2019

to: September 2020

Median Price: \$355,000

Source: Corelogic

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
114 Panton St, Golden Square VIC 3555	\$282,000	04/12/2020
633 Hargreaves St, Golden Square VIC 3555	\$292,500	31/01/2020
85 MacKenzie St W, Golden Square VIC 3555	\$295,000	12/11/2019

This statement of Information was prepared on: 18/12/2020