

## 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

9 Hollow Street, 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

\$265,000

#### Median sale price

Median price

\$330,000

House

X

Unit

Suburb or locality

Golden Square

Period - From

01/10/2018

to

31/12/2018

Source

REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	105 Booth St GOLDEN SQUARE 3555	\$280,000	23/11/2018
2	100 Mackenzie St.W GOLDEN SQUARE 3555	\$275,000	08/02/2018
3	43 Inglewood St GOLDEN SQUARE 3555	\$251,500	27/04/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



2   1   1

**Rooms:**  
**Property Type:** House  
**Land Size:** 433 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$265,000  
**Median House Price**  
December quarter 2018: \$330,000

## Comparable Properties



**105 Booth St GOLDEN SQUARE 3555 (REI/VG)**   **Agent Comments**

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**Price:** \$280,000  
**Method:** Private Sale  
**Date:** 23/11/2018  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 402 sqm approx



**100 Mackenzie St.W GOLDEN SQUARE 3555**   **Agent Comments**  
(VG)

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**Price:** \$275,000  
**Method:** Sale  
**Date:** 08/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx



**43 Inglewood St GOLDEN SQUARE 3555 (VG)**   **Agent Comments**

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**Price:** \$251,500  
**Method:** Sale  
**Date:** 27/04/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 937 sqm approx