

## 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 45 Emmett Street, Golden Square

### Indicative selling price

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

\$615,000

### Median sale price

Median price \$325,000

House ☒

Period - From 20<sup>th</sup> Aug 2018 to 20<sup>th</sup> Aug 2018

Source Realestate.com.au

### 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
1. 14 Emmett Street, Golden Square	\$665,000	29 Jan 2018
2. 19 Aspinall Street, Golden Square	\$520,000	23 Jan 2018
3. 7 Oakes Place, Golden Square	\$695,000	17 Mar 2018

Property data source: [rpp.rpdata.com](http://rpp.rpdata.com). Generated on 30 April 2017.

## Additional information about comparable sales.



**Golden Square** 14 Emmett Street

**4 BED 2 BATH 10 CAR**

**METHOD** Private  
**TYPE** House  
**LAND** 3,026m<sup>2</sup>



**Golden Square** 19 Aspinall Street

**4 BED 2 BATH 4 CAR**

**METHOD** Private  
**TYPE** House  
**LAND** 2,415m<sup>2</sup>



**Golden Square** 7 Oakes Place

**4 BED 2 BATH 2 CAR**

**METHOD** Private  
**TYPE** House  
**LAND** 900m<sup>2</sup>

Property data source: [rpp.rpdata.com](http://rpp.rpdata.com). Generated on 23 August 2018.