

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

1/75 Symonds Street, Golden Square Vic 3555

Indicative selling price

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

Range between

\$280,000

&

\$295,000

Median sale price

Median price

\$330,000

House

X

Unit

Suburb or locality

Golden Square

Period - From

01/01/2018

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	2/10 Larritt St BENDIGO 3550	\$292,500	26/09/2017
2	1/78 Somerville St FLORA HILL 3550	\$290,000	24/10/2018
3	90a Sternberg St KENNINGTON 3550	\$280,000	01/08/2018

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.

1/75 Symonds Street, Golden Square Vic 3555



Adam Smith C.A.R.
5440 5012
0408 276 484
adam@dck.com.au

Indicative Selling Price
\$280,000 - \$295,000

Median House Price
Year ending December 2018: \$330,000



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



2/10 Larritt St BENDIGO 3550 (VG)

Agent Comments



Price: \$292,500
Method: Sale
Date: 26/09/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1/78 Somerville St FLORA HILL 3550 (REI/VG) **Agent Comments**



Price: \$290,000
Method: Private Sale
Date: 24/10/2018
Rooms: 3
Property Type: Unit
Land Size: 248 sqm approx

90a Sternberg St KENNINGTON 3550 (VG)

Agent Comments



Price: \$280,000
Method: Sale
Date: 01/08/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)