

# 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 Beech 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)

Range between \$495,000 & \$510,000

#### 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 | 74 Old Violet St IRONBARK 3550    | \$495,000 | 16/11/2018   |
| 2 | 5 Havlin St.E KENNINGTON 3550     | \$480,000 | 25/10/2018   |
| 3 | 62 Old High St GOLDEN SQUARE 3555 | \$475,000 | 05/02/2019   |

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 Beech Street, Golden Square Vic 3555



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**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 986 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$495,000 - \$510,000

**Median House Price**

Year ending December 2018: \$330,000

## Comparable Properties



**74 Old Violet St IRONBARK 3550 (REI/VG)**

**Agent Comments**



**Price:** \$495,000

**Method:** Private Sale

**Date:** 16/11/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 650 sqm approx



**5 Havlin St.E KENNINGTON 3550 (REI/VG)**

**Agent Comments**



**Price:** \$480,000

**Method:** Private Sale

**Date:** 25/10/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 832 sqm approx



**62 Old High St GOLDEN SQUARE 3555 (REI/VG)**

**Agent Comments**



**Price:** \$475,000

**Method:** Private Sale

**Date:** 05/02/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 754 sqm approx