

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

10 Park Avenue, Golden Square Vic 3555

Indicative selling price

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

Range between \$345,000 & \$365,000

Median sale price

Median price \$350,000 Property Type House Suburb Golden Square

Period - From 01/07/2018 to 30/06/2019 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 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	29 Gresham Ct GOLDEN SQUARE 3555	\$360,000	16/01/2019
2	112 Symonds St GOLDEN SQUARE 3555	\$350,000	14/01/2019
3	20 Elliott St GOLDEN SQUARE 3555	\$350,000	10/04/2018

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 18 months.~~

This Statement of Information was prepared on:

17/09/2019 16:02



Property Type: House (Res)

Land Size: 767 sqm approx

Agent Comments

Indicative Selling Price

\$345,000 - \$365,000

Median House Price

Year ending June 2019: \$350,000

Comparable Properties



29 Gresham Ct GOLDEN SQUARE 3555 (VG)

Agent Comments



Price: \$360,000

Method: Sale

Date: 16/01/2019

Property Type: House (Res)

Land Size: 636 sqm approx



112 Symonds St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 14/01/2019

Property Type: House

Land Size: 640 sqm approx



20 Elliott St GOLDEN SQUARE 3555 (VG)

Agent Comments



Price: \$350,000

Method: Sale

Date: 10/04/2018

Property Type: House (Res)

Land Size: 806 sqm approx