

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

14 Symonds Street, Golden Square Vic 3555

Indicative selling price

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

Single price

\$249,500

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.

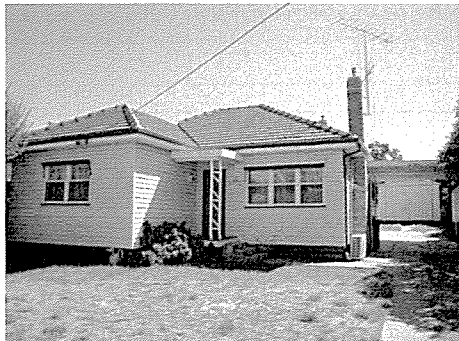
	Address of comparable property	Price	Date of sale
1	9 Hollow St GOLDEN SQUARE 3555	\$240,000	25/03/2019
2	10 Symonds St GOLDEN SQUARE 3555	\$248,000	06/08/2018
3	43 Inglewood St GOLDEN SQUARE 3555	\$251,500	27/04/2018

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 18 months.~~

This Statement of Information was prepared on:

19/09/2019 08:40



2 -

Property Type: House (Previously Occupied - Detached)

Land Size: 602 sqm approx

Agent Comments

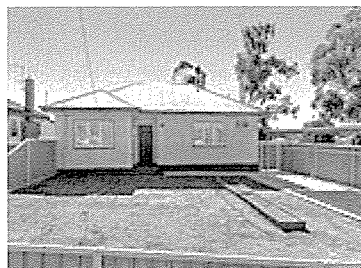
Indicative Selling Price

\$249,500

Median House Price

Year ending June 2019: \$350,000

Comparable Properties



9 Hollow St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

2 1 1

Price: \$240,000

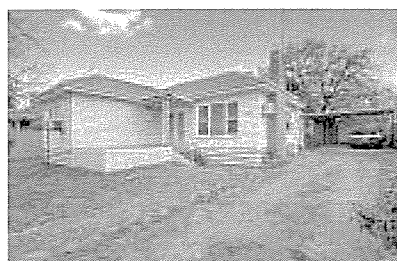
Method: Private Sale

Date: 25/03/2019

Rooms: 3

Property Type: House

Land Size: 433 sqm approx



10 Symonds St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

2 1 3

Price: \$248,000

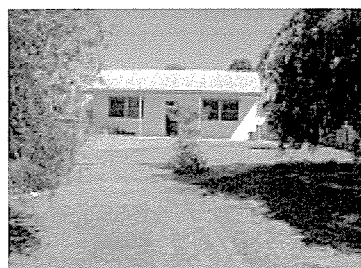
Method: Private Sale

Date: 06/08/2018

Rooms: 3

Property Type: House

Land Size: 658 sqm approx



43 Inglewood St GOLDEN SQUARE 3555 (VG)

Agent Comments

2 - -

Price: \$251,500

Method: Sale

Date: 27/04/2018

Property Type: House (Res)

Land Size: 937 sqm approx