

Matthew Bowles CEA (REIV) (03) 5440 5011 0418 509 380 matt@dck.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address	292 Mackenzie Street, Golden Square Vic 3555
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$159,500

Median sale price

Median price	\$325,000	Hou	ise X	Unit		Suburb or locality	Golden Square
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* 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

Ad	dress of comparable property	Price	Date of sale
1	6 Reville CI GOLDEN SQUARE 3555	\$172,500	09/01/2018
2	27 Kronk St GOLDEN SQUARE 3555	\$165,000	01/10/2018
3	41 Ophir St GOLDEN SQUARE 3555	\$159,950	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 eighteen months.

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> **Indicative Selling Price** \$159,500 **Median House Price**

Year ending September 2018: \$325,000





Property Type: LAND (Res) Land Size: 588 sqm approx

Agent Comments

Comparable Properties

6 Reville CI GOLDEN SQUARE 3555 (VG)

Price: \$172,500 Method: Sale Date: 09/01/2018

Rooms: -

Property Type: Land Land Size: 564 sqm approx

27 Kronk St GOLDEN SQUARE 3555 (VG)

Price: \$165,000 Method: Sale Date: 01/10/2018 Rooms: -

Property Type: Land Land Size: 468 sqm approx

41 Ophir St GOLDEN SQUARE 3555 (VG)

Price: \$159,950 Method: Sale Date: 10/04/2018 Rooms: -

Property Type: Land

Land Size: 462 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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