

## 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

292 Mackenzie 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)

Single price \$159,500

#### Median sale price

Median price \$325,000 House ☒ 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)

**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	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.

292 Mackenzie Street, Golden Square Vic 3555



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**Indicative Selling Price**  
\$159,500

**Median House Price**  
Year ending September 2018: \$325,000



**Rooms:**  
**Property Type:** LAND (Res)  
**Land Size:** 588 sqm approx  
**Agent Comments**

## Comparable Properties

### 6 Reville CI GOLDEN SQUARE 3555 (VG)

**Agent Comments**



**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)

**Agent Comments**



**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)

**Agent Comments**



**Price:** \$159,950  
**Method:** Sale  
**Date:** 10/04/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 462 sqm approx