

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

30 Ophir 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

\$385,000

### Median sale price

Median price

\$350,000

Property Type

House

Suburb

Golden Square

Period - From

02/10/2019

to

01/10/2020

Source

REIV

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

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	28 Eaglehawk Rd IRONBARK 3550	\$395,000	27/07/2020
2	20 Symonds St GOLDEN SQUARE 3555	\$385,000	18/09/2020
3	40 Wade St GOLDEN SQUARE 3555	\$375,000	13/07/2020

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/10/2020 13:04



3   1   2

**Property Type:** House  
**Land Size:** 835 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$385,000

**Median House Price**

02/10/2019 - 01/10/2020: \$350,000

## Comparable Properties



**28 Eaglehawk Rd IRONBARK 3550 (REI)**

**Agent Comments**

4   2   1

**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 27/07/2020  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 558 sqm approx



**20 Symonds St GOLDEN SQUARE 3555 (REI)**

**Agent Comments**

3   2   3

**Price:** \$385,000  
**Method:** Private Sale  
**Date:** 18/09/2020  
**Rooms:** 7  
**Property Type:** House



**40 Wade St GOLDEN SQUARE 3555 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$375,000  
**Method:** Private Sale  
**Date:** 13/07/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1096 sqm approx