

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

36 Benghasi Avenue, Golden Square Vic 3555

Indicative selling price

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

Single price \$265,000

Median sale price

Median price \$304,500

House

X

Unit

Suburb or locality

Golden Square

Period - From 01/07/2017

to

30/06/2018

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	9 Danson Av KANGAROO FLAT 3555	\$269,000	16/03/2018
2	38 Alder St GOLDEN SQUARE 3555	\$262,000	17/10/2017
3	20 Bay St GOLDEN SQUARE 3555	\$260,000	31/05/2018

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.



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 738 sqm approx
Agent Comments

Comparable Properties



9 Danson Av KANGAROO FLAT 3555 (REI/VG) **Agent Comments**



Price: \$269,000
Method: Private Sale
Date: 16/03/2018
Rooms: -
Property Type: House
Land Size: 571 sqm approx



38 Alder St GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**



Price: \$262,000
Method: Private Sale
Date: 17/10/2017
Rooms: 4
Property Type: House
Land Size: 620 sqm approx



20 Bay St GOLDEN SQUARE 3555 (VG) **Agent Comments**



Price: \$260,000
Method: Sale
Date: 31/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 669 sqm approx