

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

41 Alamein Court, Golden Square Vic 3555

Indicative selling price

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

Range between

\$339,000

&

\$349,000

Median sale price

Median price

\$370,500

Property Type

House

Suburb

Golden Square

Period - From

01/01/2020

to

31/03/2020

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	13 Curnow St GOLDEN SQUARE 3555	\$345,000	17/02/2020
2	1 Druid St GOLDEN SQUARE 3555	\$340,250	08/04/2020
3	25 Bay St GOLDEN SQUARE 3555	\$337,000	14/04/2020

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:

20/05/2020 10:00



3 1 2

Property Type: House
Land Size: 0 sqm approx
Agent Comments

Indicative Selling Price
\$339,000 - \$349,000
Median House Price
March quarter 2020: \$370,500

Comparable Properties



13 Curnow St GOLDEN SQUARE 3555 (VG)

Agent Comments

3 - -

Price: \$345,000
Method: Sale
Date: 17/02/2020
Property Type: House (Res)
Land Size: 801 sqm approx



1 Druid St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 1 3

Price: \$340,250
Method: Private Sale
Date: 08/04/2020
Rooms: 5
Property Type: House
Land Size: 641 sqm approx



25 Bay St GOLDEN SQUARE 3555 (REI)

Agent Comments

3 1 1

Price: \$337,000
Method: Private Sale
Date: 14/04/2020
Rooms: 4
Property Type: House
Land Size: 865 sqm approx