

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

5 Elwood Street, Golden Square Vic 3555

Indicative selling price

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

Single price \$325,000

Median sale price

Median price \$330,250 House ☒ Unit ☐ Suburb or locality Golden Square

Period - From 01/04/2018 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	4 Manallack St GOLDEN SQUARE 3555	\$325,000	30/05/2018
2	2 Magazine Blvd GOLDEN SQUARE 3555	\$322,000	10/07/2017
3	20 Pallett St GOLDEN SQUARE 3555	\$320,000	16/06/2017

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.

5 Elwood Street, Golden Square Vic 3555



Adam Smith C.A.R.

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Indicative Selling Price

\$325,000

Median House Price

June quarter 2018: \$330,250



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 779 sqm approx

Agent Comments

Comparable Properties



4 Manallack St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 30/05/2018

Rooms: 4

Property Type: House

Land Size: 1000 sqm approx



2 Magazine Blvd GOLDEN SQUARE 3555 (REI/VG)

Agent Comments



Price: \$322,000

Method: Private Sale

Date: 10/07/2017

Rooms: 4

Property Type: House

Land Size: 636 sqm approx



20 Pallett St GOLDEN SQUARE 3555 (VG)

Agent Comments



Price: \$320,000

Method: Sale

Date: 16/06/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 938 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.