

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

54 Wade Street, Golden Square Vic 3555

Indicative selling price

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

Single price

\$195,000

Median sale price

Median price

\$162,000

Property Type

Vacant land

Suburb

Golden Square

Period - From

18/05/2019

to

17/05/2020

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	16 Brooklyn Dr, Golden Square, Vic 3555, Australia	\$210,000	06/12/2018
2	41 Ophir St GOLDEN SQUARE 3555	\$200,000	05/10/2019
3	75a Langston St BENDIGO 3550	\$180,000	18/11/2019

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:

18/05/2020 12:02



Property Type:
Agent Comments

Indicative Selling Price

\$195,000

Median Land Price

18/05/2019 - 17/05/2020: \$162,000

Comparable Properties

16 Brooklyn Dr, Golden Square, Vic 3555, Australia (REI)

Agent Comments



Price: \$210,000

Method:

Date: 06/12/2018

Property Type: Land

41 Ophir St GOLDEN SQUARE 3555 (VG)

Agent Comments



Price: \$200,000

Method: Sale

Date: 05/10/2019

Property Type: Land

Land Size: 462 sqm approx



75a Langston St BENDIGO 3550 (REI)

Agent Comments



Price: \$180,000

Method: Private Sale

Date: 18/11/2019

Property Type: Land

Land Size: 256 sqm approx