

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

57A Bellevue Road, Golden Square Vic 3555

Indicative selling price

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

Single price

\$88,000

Median sale price

Median price

\$295,000

House

X

Unit

Suburb or locality

Golden Square

Period - From

01/10/2017

to

31/12/2017

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	1a Thompson St LONG GULLY 3550	\$100,000	08/02/2017
2	125 Olympic Pde KANGAROO FLAT 3555	\$99,900	16/10/2017
3	123 Olympic Pde KANGAROO FLAT 3555	\$97,000	19/11/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$88,000

Median House Price

December quarter 2017: \$295,000

Comparable Properties



1a Thompson St LONG GULLY 3550 (REI/VG) Agent Comments



Price: \$100,000
Method: Private Sale
Date: 08/02/2017
Rooms: -
Property Type: Land
Land Size: 710 sqm approx



125 Olympic Pde KANGAROO FLAT 3555 (VG) Agent Comments



Price: \$99,900
Method: Sale
Date: 16/10/2017
Rooms: -
Property Type: Land
Land Size: 380 sqm approx



123 Olympic Pde KANGAROO FLAT 3555 (VG) Agent Comments



Price: \$97,000
Method: Sale
Date: 19/11/2017
Rooms: -
Property Type: Land
Land Size: 390 sqm approx