

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

9 Hollow Street, 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

\$330,000

House

X

Unit

Suburb or locality

Golden Square

Period - From

01/10/2018

to

31/12/2018

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	105 Booth St GOLDEN SQUARE 3555	\$280,000	23/11/2018
2	100 Mackenzie St.W GOLDEN SQUARE 3555	\$275,000	08/02/2018
3	43 Inglewood St GOLDEN SQUARE 3555	\$251,500	27/04/2018

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.



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Rooms:
Property Type: House
Land Size: 433 sqm approx
Agent Comments

Indicative Selling Price
\$265,000
Median House Price
December quarter 2018: \$330,000

Comparable Properties



105 Booth St GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**

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Price: \$280,000
Method: Private Sale
Date: 23/11/2018
Rooms: 3
Property Type: House
Land Size: 402 sqm approx



100 Mackenzie St.W GOLDEN SQUARE 3555 (VG) **Agent Comments**

- - -

Price: \$275,000
Method: Sale
Date: 08/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 836 sqm approx



43 Inglewood St GOLDEN SQUARE 3555 (VG) **Agent Comments**

2 - -

Price: \$251,500
Method: Sale
Date: 27/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 937 sqm approx