

## 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

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  House  Unit  Suburb or locality   
Period - From  to  Source

#### 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	16a Elm St GOLDEN SQUARE 3555	\$242,500	03/08/2017
2	331 King St GOLDEN SQUARE 3555	\$228,000	29/04/2016
3	302 King St GOLDEN SQUARE 3555	\$206,000	21/07/2016

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:** 471 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$0 - \$0  
**Median House Price**  
June quarter 2017: \$272,500

## Comparable Properties



16a Elm St GOLDEN SQUARE 3555 (REI)

**Agent Comments**

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**Price:** \$242,500  
**Method:** Private Sale  
**Date:** 03/08/2017  
**Rooms:** 7  
**Property Type:** House



331 King St GOLDEN SQUARE 3555 (REI/VG)

**Agent Comments**

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**Price:** \$228,000  
**Method:** Private Sale  
**Date:** 29/04/2016  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 608 sqm approx



302 King St GOLDEN SQUARE 3555 (REI/VG)

**Agent Comments**

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**Price:** \$206,000  
**Method:** Private Sale  
**Date:** 21/07/2016  
**Rooms:** 4  
**Property Type:** House