

Gavin Butler 03 5448 3322 0427 887 766 sales@gavinbutler.com.au

### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale											
A Including sul locality andpo	burb or	298 King Street, Golden Square Vic 3555									
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$0				&		\$0					
Median sale price											
Median price	\$272,50	0	Hou	se	Х	Unit			Suburb or locality	Golden Square	
Period - From	01/04/2	017	to	30/0	06/2017			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.

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





Property Type: House Land Size: 471 sqm approx

**Agent Comments** 



## Comparable Properties







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

Property Type: House

**Agent Comments** 



331 King St GOLDEN SQUARE 3555 (REI/VG)





Price: \$228,000 Method: Private Sale Date: 29/04/2016

Rooms: 5

Property Type: House Land Size: 608 sqm approx Agent Comments

Agent Comments



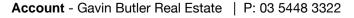






Price: \$206,000 Method: Private Sale Date: 21/07/2016 Rooms: 4

Property Type: House







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