





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 ELLIOTT STREET, GOLDEN SQUARE,







Indicative Selling Price

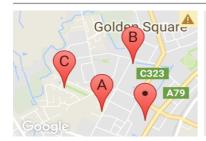
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$359,000 to \$369,000

Provided by: Wallace Cairns, Professionals Bendigo

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

\$310,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



122 ASPINALL ST, GOLDEN SQUARE, VIC 3555 🕮 3







Sale Price

*\$373,000

Sale Date: 12/10/2017

Distance from Property: 588m





3 TOMKINSON DR, GOLDEN SQUARE, VIC









Sale Price

*\$360,000

Sale Date: 08/08/2017

Distance from Property: 839m





30 SOLDATOS DR, GOLDEN SQUARE, VIC 3555 🚐 3







Sale Price

\$365.000

Sale Date: 10/03/2017

Distance from Property: 1.2km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 20 ELLIOTT STREET, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Price Range: \$359,000 to \$369,000

Median sale price

Median price	\$310,000	House	Χ	Unit	Suburb	GOLDEN SQUARE
Period	01 October 2016 to 30 September 2017		Source		pricefinder	

Comparable property sales

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
122 ASPINALL ST, GOLDEN SQUARE, VIC 3555	*\$373,000	12/10/2017
3 TOMKINSON DR, GOLDEN SQUARE, VIC 3555	*\$360,000	08/08/2017
30 SOLDATOS DR, GOLDEN SQUARE, VIC 3555	\$365,000	10/03/2017