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# Statement of Information

40 SOLDATOS DRIVE, GOLDEN SQUARE, VIC 3555

Prepared by Di Long , Tweed Sutherland First National Real Estate



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**40 SOLDATOS DRIVE, GOLDEN SQUARE,** - -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **130,000 to 135,000**

Provided by: Di Long, Tweed Sutherland First National Real Estate

## MEDIAN SALE PRICE



**GOLDEN SQUARE, VIC, 3555**

Suburb Median Sale Price (Vacant Land)

**\$179,000**

01 January 2017 to 31 December 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.



**156 ASPINALL ST, GOLDEN SQUARE, VIC 3555** - -

Sale Price

**\$167,000**

Sale Date: 03/02/2017

Distance from Property: 780m



**158 ASPINALL ST, GOLDEN SQUARE, VIC 3555** - -

Sale Price

**\$167,000**

Sale Date: 05/07/2017

Distance from Property: 788m



**ASPINALL ST, GOLDEN SQUARE, VIC 3555** - -

Sale Price

**\$164,000**

Sale Date: 12/09/2017

Distance from Property: 788m



This report has been compiled on 13/01/2018 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

40 SOLDATOS DRIVE, GOLDEN SQUARE, VIC 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: 130,000 to 135,000

### Median sale price

Median price \$179,000

House

Unit

Suburb

GOLDEN SQUARE

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

### 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
156 ASPINALL ST, GOLDEN SQUARE, VIC 3555	\$167,000	03/02/2017
158 ASPINALL ST, GOLDEN SQUARE, VIC 3555	\$167,000	05/07/2017
ASPINALL ST, GOLDEN SQUARE, VIC 3555	\$164,000	12/09/2017