

## 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

38 ALDER STREET, GOLDEN SQUARE, VIC 3555
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### Indicative selling price

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

Price Range:

250,000 to \$269,000
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### Median sale price

Median price

\$315,800
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House  Unit  Suburb

GOLDEN SQUARE
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Period

01 July 2016 to 30 June 2017
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Source


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### 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
6 OSBORN AVE, KANGAROO FLAT, VIC 3555	*\$271,000	20/07/2017
113 ASPINALL ST, GOLDEN SQUARE, VIC 3555	\$265,000	07/04/2017
17 ALDER ST, KANGAROO FLAT, VIC 3555	\$271,600	24/11/2016