





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/54 MACKENZIE STREET, GOLDEN







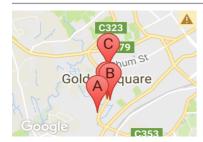
Indicative Selling Price

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

Single Price: \$395,000

Provided by: Danny Clarke, Professionals Bendigo

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (Unit)

\$245,000

01 July 2016 to 30 June 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.



96 MACKENZIE ST, GOLDEN SQUARE, VIC 3555 🕮 3 🕒 2 🚓 2







Sale Price

\$360,000

Sale Date: 18/10/2016

Distance from Property: 474m





65 MACKENZIE ST, GOLDEN SQUARE, VIC 3555 🕮 3 🕒 2







Sale Price

\$375,000

Sale Date: 09/12/2016

Distance from Property: 92m





11/35 PALLETT ST, GOLDEN SQUARE, VIC 3555 🕮 3 🕒 2

Sale Price

\$420,000

Sale Date: 12/01/2017

Distance from Property: 819m



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	1/54 MACKENZIE STREET, GOLDEN SQUARE, VIC 3555
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquotin					
Single Price:	\$395,000				

Median sale price

Median price	\$245,000	House		Unit	9	Suburb	GOLDEN SQUARE
Period	od 01 July 2016 to 30 June 2017		Source		p	ricefinder	

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
96 MACKENZIE ST, GOLDEN SQUARE, VIC 3555	\$360,000	18/10/2016
65 MACKENZIE ST, GOLDEN SQUARE, VIC 3555	\$375,000	09/12/2016
11/35 PALLETT ST, GOLDEN SQUARE, VIC 3555	\$420,000	12/01/2017

