

STATEMENT OF INFORMATION

25 ILLINGWORTH STREET, GOLDEN SQUARE, VIC 3555

PREPARED BY JENNY DONALDSON , PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 ILLINGWORTH STREET, GOLDEN

 3  1  1

Indicative Selling Price

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

Price Range: **\$315,000 to \$329,000**

Provided by: Jenny Donaldson , Professionals Bendigo

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

\$325,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



18 BURROWES ST, GOLDEN SQUARE, VIC 3555

 3  1  3

Sale Price

\$340,000

Sale Date: 14/12/2017

Distance from Property: 320m



10 ILLINGWORTH ST, GOLDEN SQUARE, VIC

 3  1  2

Sale Price

\$341,000

Sale Date: 12/12/2017

Distance from Property: 146m



37 EMMETT ST, GOLDEN SQUARE, VIC 3555

 3  1  3

Sale Price

\$335,000

Sale Date: 28/04/2017

Distance from Property: 342m



This report has been compiled on 25/06/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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79 MACKENZIE ST, GOLDEN SQUARE, VIC 3555  3  1  1

Sale Price

****\$315,000**

Sale Date: 23/05/2018

Distance from Property: 614m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 ILLINGWORTH STREET, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Price Range: \$315,000 to \$329,000

Median sale price

Median price

\$325,000

House

Unit

Suburb

GOLDEN SQUARE

Period

01 April 2017 to 31 March 2018

Source

 pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
18 BURROWES ST, GOLDEN SQUARE, VIC 3555	\$340,000	14/12/2017
10 ILLINGWORTH ST, GOLDEN SQUARE, VIC 3555	\$341,000	12/12/2017
37 EMMETT ST, GOLDEN SQUARE, VIC 3555	\$335,000	28/04/2017
79 MACKENZIE ST, GOLDEN SQUARE, VIC 3555	**\$315,000	23/05/2018