

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Property	offered	for	sale
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Including suburb and	6/70 Emmett Street, Golden Square Vic 3555
postcode	

Indicative selling price

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

Single price \$102,000

Median sale price*

Median price	Hous	se	Unit		Suburb	Golden Square
Period - From	to			Source		

Comparable property sales (*Delete A or B below as applicable)

A* 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.

Ad	dress of comparable property	Price	Date of sale
1	80 Soldatos Dr GOLDEN SQUARE 3555	\$162,000	17/05/2018
2	40 Soldatos Dr GOLDEN SQUARE 3555	\$125,000	31/08/2018
3	Lot 3/22-24 Aspinall St GOLDEN SQUARE 3555		18/05/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

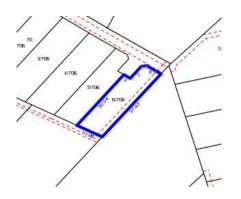
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^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.





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Rooms: N/A

Property Type: Land (res) **Land Size:** 383 sqm approx

Agent Comments

Land Only

Indicative Selling Price \$102,000 No median price available

Comparable Properties



80 Soldatos Dr GOLDEN SQUARE 3555 (REI)

U Soldatos Dr GOLDEN SQUARE 3555 (REI)

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Price: \$162,000 Method: Private Sale Date: 17/05/2018

Rooms: -

Property Type: Land

Land Size: 746 sqm approx

Agent Comments









(EI) Agent Comments



Rooms: -

Property Type: Land Land Size: 687 sqm approx

Lot 3/22-24 Aspinall St GOLDEN SQUARE 3555 (REI)

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Price:

Method: Private Sale Date: 18/05/2018

Rooms: -

Property Type: Land **Land Size:** 816 sqm approx

Agent Comments

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