

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 MAUDE STREET, GOLDEN SQUARE, VIC  -  -  -

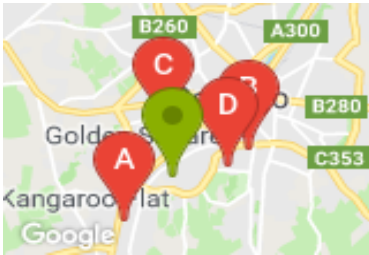
Indicative Selling Price

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

Single Price: **\$110,000**

Provided by: Danny Crowle, Bendigo Property Plus

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (Vacant Land)

\$168,500

01 July 2017 to 30 June 2018

Provided by: 

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.



12 WIRELESS ST, KANGAROO FLAT, VIC 3555  4  2  2

Sale Price

\$119,950

Sale Date: 23/02/2018

Distance from Property: 1.8km



8 ECHUCA ST, QUARRY HILL, VIC 3550  4  -  -

Sale Price

\$170,000

Sale Date: 01/03/2018

Distance from Property: 2.2km



41 OPHIR ST, GOLDEN SQUARE, VIC 3555  -  -  -

Sale Price

\$159,950

Sale Date: 10/04/2018

Distance from Property: 1.5km



This report has been compiled on 12/07/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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33, QUARRY HILL, VIC 3550

 4  2  2

Sale Price

***\$488,000**

Sale Date: 21/05/2018

Distance from Property: 1.5km



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

4 MAUDE STREET, GOLDEN SQUARE, VIC

Indicative selling price

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

Single Price:

\$110,000

Median sale price

Median price

\$168,500

House

Unit

Suburb

GOLDEN SQUARE

Period

01 July 2017 to 30 June 2018

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
12 WIRELESS ST, KANGAROO FLAT, VIC 3555	\$119,950	23/02/2018
8 ECHUCA ST, QUARRY HILL, VIC 3550	\$170,000	01/03/2018
41 OPHIR ST, GOLDEN SQUARE, VIC 3555	\$159,950	10/04/2018
33, QUARRY HILL, VIC 3550	*\$488,000	21/05/2018