

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

298 King Street, Golden Square Vic 3555

#### Indicative selling price

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

Range between

\$235,000

&

\$250,000

#### Median sale price

Median price

\$300,000

House

X

Unit

Suburb or locality

Golden Square

Period - From

01/01/2018

to

31/03/2018

Source

REIV

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

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	287 King St GOLDEN SQUARE 3555	\$323,000	10/01/2018
2	312 King St GOLDEN SQUARE 3555	\$275,000	13/04/2018
3	279 King St GOLDEN SQUARE 3555	\$260,000	26/07/2017

OR

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

Gavin Butler  
03 5448 3322  
0427 887 766  
sales@gavinbutler.com.au



 3    1    0

**Rooms:**  
**Property Type:** House  
**Land Size:** 471 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$235,000 - \$250,000  
**Median House Price**  
March quarter 2018: \$300,000

## Comparable Properties

287 King St GOLDEN SQUARE 3555 (VG)

Agent Comments

 2    -    -

**Price:** \$323,000  
**Method:** Sale  
**Date:** 10/01/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 422 sqm approx



312 King St GOLDEN SQUARE 3555 (REI)

Agent Comments

 3    1    4

**Price:** \$275,000  
**Method:** Private Sale  
**Date:** 13/04/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 742 sqm approx



279 King St GOLDEN SQUARE 3555 (VG)

Agent Comments

 3    -    -

**Price:** \$260,000  
**Method:** Sale  
**Date:** 26/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 284 sqm approx