# STATEMENT OF INFORMATION

50 MACDOUGALL ROAD, GOLDEN SQUARE, VIC-3555 PREPARED BY NEKTI TZOUROUTIS, BENDIGO REAL ESTATE





### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



Provided by: Nekti Tzouroutis, Bendigo Real Estate

## **MEDIAN SALE PRICE**



# **GOLDEN SQUARE, VIC, 3555**

Suburb Median Sale Price (Vacant Land)

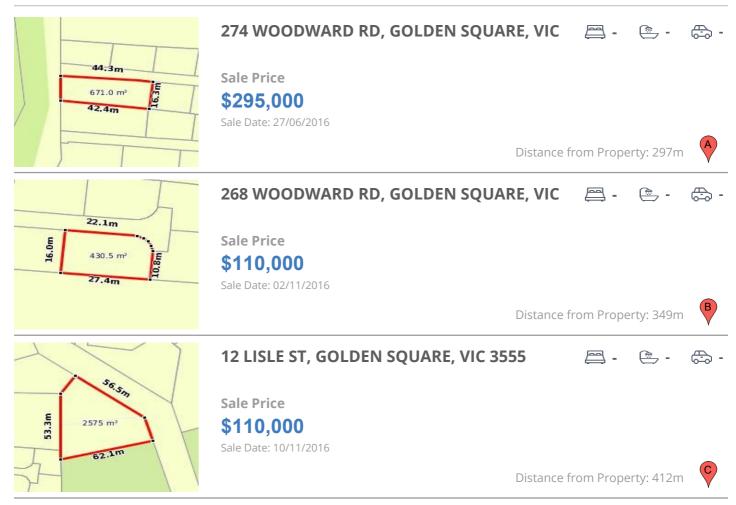
\$156,500

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.



This report has been compiled on 12/07/2017 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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# 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 50 MACDOUGALL ROAD, GOLDEN SQUARE, VIC 3555

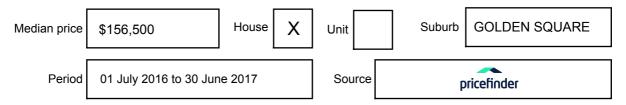
### Indicative selling price

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

Price Range:

\$155,000 to \$165,000

### Median sale price



### **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
274 WOODWARD RD, GOLDEN SQUARE, VIC 3555	\$295,000	27/06/2016
268 WOODWARD RD, GOLDEN SQUARE, VIC 3555	\$110,000	02/11/2016
12 LISLE ST, GOLDEN SQUARE, VIC 3555	\$110,000	10/11/2016

