



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



50 MACDOUGALL ROAD, GOLDEN



Indicative Selling Price

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

Price Range: **\$155,000 to \$165,000**

Provided by: Nektı 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: 

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.



274 WOODWARD RD, GOLDEN SQUARE, VIC



Sale Price

\$295,000

Sale Date: 27/06/2016

Distance from Property: 297m



268 WOODWARD RD, GOLDEN SQUARE, VIC



Sale Price

\$110,000

Sale Date: 02/11/2016

Distance from Property: 349m



12 LISLE ST, GOLDEN SQUARE, VIC 3555



Sale Price

\$110,000

Sale Date: 10/11/2016

Distance from Property: 412m



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

Median price

\$156,500

House

Unit

Suburb

GOLDEN SQUARE

Period

01 July 2016 to 30 June 2017

Source



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