

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

125 MacDougall Road, 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 \$360,000 & \$380,000

### Median sale price

Median Price \$272,500

House



Suburb  
or locality

Golden Square

Period - From Feb 2017

to

Aug 2017

Source REIV

### 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

	Address of comparable property	Price	Date of sale
1	90 Booth St, Golden Square VIC 3555	\$396,000	22/12/2016
2	23 Rose St, Golden Square VIC 3555	\$383,000	17/11/2016
3	37 Wade St, Golden Square VIC 3555	\$345,000	14/07/2016