

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

Single price \$248,000

Median sale price

Median price \$304,500

House

X

Unit

Suburb or locality

Golden Square

Period - From 01/07/2017

to 30/06/2018

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	17 Druid St GOLDEN SQUARE 3555	\$286,000	27/06/2018
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.

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

Indicative Selling Price
\$248,000
Median House Price
Year ending June 2018: \$304,500

Comparable Properties



17 Druid St GOLDEN SQUARE 3555 (REI/VG) Agent Comments

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Price: \$286,000
Method: Private Sale
Date: 27/06/2018
Rooms: 4
Property Type: House
Land Size: 579 sqm approx



312 King St GOLDEN SQUARE 3555 (REI/VG) Agent Comments

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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

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