

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

26 Ophir 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 \$250,000 & \$269,000

### Median sale price

Median Price \$300,000

House



Suburb  
or locality

Golden Square

Period - From Jan 2017

to

Jan 2018

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
1 292 Mackenzie St, Golden Square VIC 3555	\$295,000	02/06/2017
2 56 Old High St, Golden Square VIC 3555	\$285,000	03/10/2016
3 85 Honeysuckle St, Bendigo VIC 3555	\$275,000	11/05/2017