

# STATEMENT OF INFORMATION

13/489-493 HIGH STREET, GOLDEN SQUARE, VIC-3555

PREPARED BY TERRY CLARKE, PROFESSIONALS BENDIGO

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**13/489-493 HIGH STREET, GOLDEN**

 3  2  -

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$265,000 to \$275,000**

Provided by: Terry Clarke, Professionals Bendigo

## MEDIAN SALE PRICE



**GOLDEN SQUARE, VIC, 3555**

Suburb Median Sale Price (Unit)

**\$272,000**

01 January 2017 to 31 December 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.



**14/489 HIGH ST, GOLDEN SQUARE, VIC 3555**

 3  2  -

Sale Price

**\$265,000**

Sale Date: 31/08/2016

Distance from Property: 55m



**10/10 DRUID ST, GOLDEN SQUARE, VIC 3555**

 3  1  1

Sale Price

**\$260,000**

Sale Date: 24/11/2016

Distance from Property: 490m



**26 MISTLETOE ST, GOLDEN SQUARE, VIC 3555**

 2  1  2

Sale Price

**\$265,000**

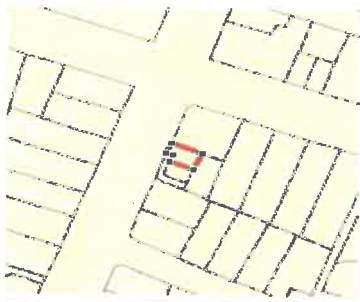
Sale Date: 06/04/2017

Distance from Property: 720m



This report has been compiled on 16/03/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - [www.pricelinder.com.au](http://www.pricelinder.com.au)

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3 HIGH ST, KANGAROO FLAT, VIC 3555

 2  -  -

Sale Price  
**\$275,000**

Sale Date: 25/03/2017

Distance from Property: 240m



1/7 CALEB CL, GOLDEN SQUARE, VIC 3555

 2  1  1

Sale Price  
**\$245,000**

Sale Date: 23/11/2016

Distance from Property: 621m



## 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

13/489-493 HIGH 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)

Price Range: \$265,000 to \$275,000

### Median sale price

Median price

\$272,000

House

Unit

X

Suburb

GOLDEN SQUARE

Period

01 January 2017 to 31 December  
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
14/489 HIGH ST, GOLDEN SQUARE, VIC 3555	\$265,000	31/08/2016
10/10 DRUID ST, GOLDEN SQUARE, VIC 3555	\$260,000	24/11/2016
26 MISTLETOE ST, GOLDEN SQUARE, VIC 3555	\$265,000	06/04/2017
3 HIGH ST, KANGAROO FLAT, VIC 3555	\$275,000	25/03/2017

1/7 CALEB CL, GOLDEN SQUARE, VIC 3555	\$245,000	23/11/2016
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