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## STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED  
WITHIN THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

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PROPERTY OFFERED FOR SALE

**2 West Street, Golden Square, VIC 3555**

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INDICATIVE SELLING PRICE

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

**Range Between \$155,000 & \$175,000**

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MEDIAN SALE PRICE

**Median price \$258,312 | | Golden Square (3555)**

**Period - From 20 June 2018 to 20 June 2019 | Source - RP DATA**

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COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
<b>27 SANDHURST ROAD, CALIFORNIA GULLY VIC 3556</b>	<b>\$164,000</b>	<b>13/06/2019</b>
<b>292 MACKENZIE STREET, GOLDEN SQUARE VIC 3555</b>	<b>\$160,000</b>	<b>06/02/2019</b>
<b>3B THOMPSON STREET, LONG GULLY VIC 3550</b>	<b>\$142,000</b>	<b>22/05/2019</b>

This statement of information was prepared on 16/09/2019

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Please contact us for further information regarding this document  
or visit [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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