



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

86 Mistletoe Street, Golden Square, VIC 3555

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$415,000 & \$435,000

MEDIAN SALE PRICE

Median price \$326,000 | House | Golden Square (3555)

Period - From 9 August 2017 to 9 August 2018 | Source - Pricefinder

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
32 FUTURA AVE, GOLDEN SQUARE, VIC 3555	\$460,000	22/06/2018
91 MISTLETOE ST, GOLDEN SQUARE, VIC 3555	\$405,000	28/03/2018
19 FUTURA AVE, GOLDEN SQUARE, VIC 3555	\$430,000	12/07/2018