

# STATEMENT OF INFORMATION

20 ELLIOTT STREET, GOLDEN SQUARE, VIC 3555

PREPARED BY WALLACE CAIRNS, PROFESSIONALS BENDIGO



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**20 ELLIOTT STREET, GOLDEN SQUARE,**

 3  2  2

**Indicative Selling Price**

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

**Price Range: \$349000 to \$359000**

Provided by: Wallace Cairns, Professionals Bendigo

## MEDIAN SALE PRICE



**GOLDEN SQUARE, VIC, 3555**

**Suburb Median Sale Price (House)**

**\$308,000**

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.



**3 TOMKINSON DR, GOLDEN SQUARE, VIC**

 3  2  2

**Sale Price**

**\$360,000**

Sale Date: 27/07/2017

Distance from Property: 839m



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

 3  2  2

**Sale Price**

**\$365,000**

Sale Date: 01/03/2017

Distance from Property: 2.4km



**13 TIMBARRA DR, GOLDEN SQUARE, VIC 3555**

 3  2  2

**Sale Price**

**\$347,000**

Sale Date: 20/02/2017

Distance from Property: 980m



This report has been compiled on 02/02/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

20 ELLIOTT 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: \$349000 to \$359000

### Median sale price

Median price

\$308,000

House

Unit

Suburb

GOLDEN SQUARE

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

### 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
3 TOMKINSON DR, GOLDEN SQUARE, VIC 3555	\$360,000	27/07/2017
26 CURNOW ST, GOLDEN SQUARE, VIC 3555	\$365,000	01/03/2017
13 TIMBARRA DR, GOLDEN SQUARE, VIC 3555	\$347,000	20/02/2017