

# STATEMENT OF INFORMATION

9 LAUREL STREET, GOLDEN SQUARE, VIC 3555

PREPARED BY KYLEE MCCALMAN, PROFESSIONALS BENDIGO



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**9 LAUREL STREET, GOLDEN SQUARE,**

 3  1  1

Indicative Selling Price

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

Price Range: **\$275,000 to \$290,000**

Provided by: Kylee McCalman, 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.



**292 MACKENZIE ST, GOLDEN SQUARE, VIC**

 3  1  3

Sale Price

**\*\$295,000**

Sale Date: 02/06/2017

Distance from Property: 573m



**85 HONEYSUCKLE ST, IRONBARK, VIC 3550**

 3  1  1

Sale Price

**\$275,000**

Sale Date: 05/05/2017

Distance from Property: 1.6km



**207 QUEEN ST, BENDIGO, VIC 3550**

 2  1  1

Sale Price

**\$282,500**

Sale Date: 29/06/2017

Distance from Property: 1km



This report has been compiled on 07/02/2018 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

9 LAUREL 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: \$275,000 to \$290,000

### 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
292 MACKENZIE ST, GOLDEN SQUARE, VIC 3555	*\$295,000	02/06/2017
85 HONEYSUCKLE ST, IRONBARK, VIC 3550	\$275,000	05/05/2017
207 QUEEN ST, BENDIGO, VIC 3550	\$282,500	29/06/2017