



STATEMENT OF INFORMATION

302 WOODWARD ROAD, GOLDEN SQUARE, VIC 3555

PREPARED BY DANNY CROWLE, BENDIGO PROPERTY PLUS, PHONE: 0418850829

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



302 WOODWARD ROAD, GOLDEN

 3  1  1

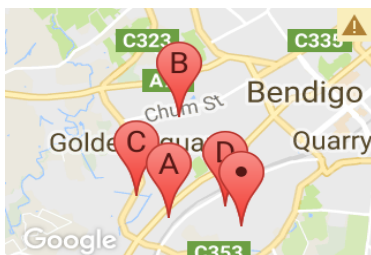
Indicative Selling Price

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

Single Price: \$239,000

Provided by: Danny Crowle, Bendigo Property Plus

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

\$310,000

01 October 2016 to 30 September 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.



76 PANTON ST, GOLDEN SQUARE, VIC

 3  1  2

Sale Price

\$224,000

Sale Date: 27/08/2017

Distance from Property: 966m



12 PALLETT ST, GOLDEN SQUARE, VIC

 3  1  2

Sale Price

\$240,000

Sale Date: 17/05/2017

Distance from Property: 1.8km



79 MACKENZIE ST, GOLDEN SQUARE, VIC

 3  1  1

Sale Price

\$231,500

Sale Date: 29/03/2017

Distance from Property: 1.5km



This report has been compiled on 10/11/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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11 MACDOUGALL RD, GOLDEN SQUARE,

 3  1  2

Sale Price

\$225,000

Sale Date: 10/11/2016

Distance from Property: 367m



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

302 WOODWARD ROAD, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Single Price:

\$239,000

Median sale price

Median price

\$310,000

House

X

Unit


Suburb

GOLDEN SQUARE

Period

01 October 2016 to 30 September 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
76 PANTON ST, GOLDEN SQUARE, VIC 3555	\$224,000	27/08/2017
12 PALLETT ST, GOLDEN SQUARE, VIC 3555	\$240,000	17/05/2017
79 MACKENZIE ST, GOLDEN SQUARE, VIC 3555	\$231,500	29/03/2017
11 MACDOUGALL RD, GOLDEN SQUARE, VIC 3555	\$225,000	10/11/2016