

## STATEMENT OF INFORMATION Single residential property located outside the Melbourne metropolitan area.

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

### Property offered for sale

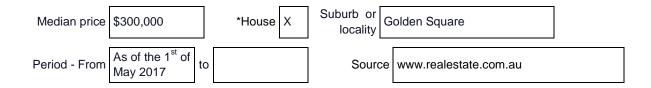
Address Including suburb and 9 Shinda Court, Golden Square VIC 3555 postcode

#### Indicative selling price

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

\$295,000 & \$319,000

#### Median sale price



#### **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
1. 43 John Street, Kangaroo Flat VIC 3555	\$304,000	13/12/2016
2. 2 Lindsay Street, Kangaroo Flat VIC 3555	\$275,000	12/12/2016
3. 4B Alfreda Place, Golden Square VIC 3555	\$275,500	20/1/2016

#### Property data source: www.realestate.com.au. Generated on 5<sup>th</sup> May 2017.



4 BED 1 BATH 3 CAR 5 ROOMS

3 BED 2 BATH 2 CAR 5 ROOMS

3 BED 1 BATH 4 CAR 4 ROOMS

# Additional information about comparable sales.



Golden Square 472 High Street		
METHOD TYPE	Private House	
LAND	784m2	



Kangaroo Flat 43 John Street		
METHOD	Private	
TYPE	House	
LAND	691m2	



Kangaroo Flat 2 Lindsay Street		
METHOD TYPE	Private House	
LAND	650m2	

Property data source: www.realestate.com.au. Generated on 5<sup>th</sup> May 2017.