
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 Shinda Court, Golden Square VIC 3555
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Indicative selling price

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

\$295,000

&

\$319,000

Median sale price

Median price

\$300,000

 *House Suburb or locality

Golden Square

Period - From

As of the 1 st of May 2017

 to

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 Source

www.realestate.com.au
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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

Additional information about comparable sales.



Golden Square 472 High Street

4 BED 1 BATH 3 CAR 5 ROOMS

METHOD Private
TYPE House
LAND 784m2



Kangaroo Flat 43 John Street

3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND 691m2



Kangaroo Flat 2 Lindsay Street

3 BED 1 BATH 4 CAR 4 ROOMS

METHOD Private
TYPE House
LAND 650m2