

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

2 Alfreda Place, Golden Square Vic 3555

Indicative selling price

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

Range \$460,000 - \$475,000

Median sale price

Median Price \$330,000 | House | Golden Square

Period – From 1st February 2018 to 1st February 2019 Source – Realestate.com.au

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
4 Martin Court, Golden Square Vic 3555	\$450,000	20/11/2018
63 Soldatos Drive, Golden Square Vic 3555	\$480,000	27/07/2018
32 Futura Avenue, Golden Square Vic 3555	\$458,000	03/09/2018