

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

18 Druid Street, Golden Square Vic 3555

#### Indicative selling price

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

Range between

\$270,000

&

\$297,000

#### Median sale price

Median price

\$325,000

House

X

Unit

Suburb or locality

Golden Square

Period - From

01/10/2017

to

30/09/2018

Source

REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	88 Browning St KANGAROO FLAT 3555	\$280,000	05/03/2018
2	17 Druid St GOLDEN SQUARE 3555	\$286,000	27/06/2018
3	10 Belinda Av GOLDEN SQUARE 3555	\$290,000	11/10/2017

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~



 3    2    2

**Rooms:**  
**Property Type:** House  
**Land Size:** 629 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$270,000 - \$297,000  
**Median House Price**  
Year ending September 2018: \$325,000

## Comparable Properties



**88 Browning St KANGAROO FLAT 3555 (REI/VG)**

**Agent Comments**

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**Price:** \$280,000  
**Method:** Private Sale  
**Date:** 05/03/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 667 sqm approx



**17 Druid St GOLDEN SQUARE 3555 (REI/VG)**

**Agent Comments**

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**Price:** \$286,000  
**Method:** Private Sale  
**Date:** 27/06/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 579 sqm approx



**10 Belinda Av GOLDEN SQUARE 3555 (REI/VG)**

**Agent Comments**

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**Price:** \$290,000  
**Method:** Private Sale  
**Date:** 11/10/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 538 sqm approx