

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	25 Gresham Court, Golden Square Vic 3555
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Indicative selling price

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

Single price	\$550,000
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Median sale price

Median price	\$305,000	House	X	Unit		Suburb or locality	Golden Square
Period - From	01/07/2016	to	30/06/2017	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	50 Browning St KANGAROO FLAT 3555	\$555,000	04/07/2017
2	47 Magazine Blvd GOLDEN SQUARE 3555	\$507,500	26/09/2017
3	19 Aspera Way KANGAROO FLAT 3555	\$505,000	10/05/2016

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.



Rooms:
Property Type: Land
Land Size: 855 sqm approx
Agent Comments

Indicative Selling Price
\$550,000
Median House Price
Year ending June 2017: \$305,000

•Double storey, 22.5 squares of living on 870m2 block •Double garage, direct access to house •Four upstairs bedrooms •Built in robes •Walk in robe and tiled ensuite to main, shower, toilet, vanity •Main bathroom tiled, restored claw foot bath, shower, toilet, pedestal basin •Study downstairs •Formal Lounge with bay window •Open plan Family, Kitchen, Dining to rear •Gas hotplates, 700mm electric wall oven, dishwasher •Ducted reverse cycle heating/cooling •Tiled Laundry and toilet downstairs •Bungalow to rear with shower, toilet, heating and cooling •Water tank

Comparable Properties



50 Browning St KANGAROO FLAT 3555 (REI/VG)

Agent Comments



Price: \$555,000
Method: Private Sale
Date: 04/07/2017
Rooms: 6
Property Type: House
Land Size: 758 sqm approx



47 Magazine Blvd GOLDEN SQUARE 3555 (REI)

Agent Comments



Price: \$507,500
Method: Private Sale
Date: 26/09/2017
Rooms: -
Property Type: House
Land Size: 792 sqm approx



19 Aspera Way KANGAROO FLAT 3555 (REI/VG)

Agent Comments



Price: \$505,000
Method: Private Sale
Date: 10/05/2016
Rooms: 6
Property Type: House
Land Size: 1003 sqm approx