

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 andpostcode

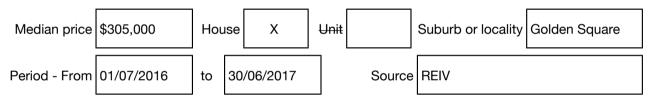
25 Gresham Court, Golden Square Vic 3555

Indicative selling price

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

Single price \$550,000

Median sale price



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.

Account - Step Up Property

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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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) 4 4 2 4 4	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) ↓ 4 ↓ 2 ↓ 5 Price: \$507,500	Agent Comments	
	Method: Private Sale Date: 26/09/2017 Rooms: - Property Type: House Land Size: 792 sqm approx		
AN CONTRACT	19 Aspera Way KANGAROO FLAT 3555 (REI/VG) 4 2 3	Agent Comments	
	Price: \$505,000 Method: Private Sale Date: 10/05/2016 Rooms: 6 Property Type: House Land Size: 1003 sqm approx		
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