

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

60 Booth Street, Golden Square Vic 3555

Indicative selling price

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

Single price \$350,000

Median sale price

Median price \$330,250

House

X

Unit

Suburb or locality

Golden Square

Period - From 01/04/2018

to 30/06/2018

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	109 Aspinall St GOLDEN SQUARE 3555	\$333,000	14/03/2018
2	92 Booth St GOLDEN SQUARE 3555	\$322,000	14/02/2018
3	146 Panton St GOLDEN SQUARE 3555	\$305,000	29/06/2018

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:** House (Previously Occupied - Detached)**Land Size:** 786 sqm approx

Agent Comments

Indicative Selling Price

\$350,000

Median House Price

June quarter 2018: \$330,250

One of a kind, white brick, custom design Solid building offering options for some internal refurbishment Four bedrooms, ceiling fans, all built in robes Ensuite to main Very large lounge, split system Sitting room/study area Kitchen/Dining, electric oven, gas hotplates, gas wall furnace Roman style, dedicated 'bath' room Shower room 2 x double garages Approx 780m2, low maintenance corner block Suited to a larger family, home based business, or simply a smart start or addition to your investment portfolio. Fantastic, established location in Golden Square.

Comparable Properties

**109 Aspinall St GOLDEN SQUARE 3555 (REI/VG)**

Agent Comments

**Price:** \$333,000**Method:** Private Sale**Date:** 14/03/2018**Rooms:** 7**Property Type:** House**Land Size:** 990 sqm approx**92 Booth St GOLDEN SQUARE 3555 (REI/VG)**

Agent Comments

**Price:** \$322,000**Method:** Private Sale**Date:** 14/02/2018**Rooms:** 5**Property Type:** House**Land Size:** 600 sqm approx**146 Pantan St GOLDEN SQUARE 3555 (REI/VG)**

Agent Comments

**Price:** \$305,000**Method:** Private Sale**Date:** 29/06/2018**Rooms:** 5**Property Type:** House**Land Size:** 1007 sqm approx