

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6/70 Emmett Street, 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	\$102,000
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Median sale price*

Median price	<input type="text"/>	House	<input type="text"/>	Unit	<input type="text"/>	Suburb	Golden Square
Period - From	<input type="text"/>	to	<input type="text"/>	Source	<input type="text"/>		

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	80 Soldatos Dr GOLDEN SQUARE 3555	\$162,000	17/05/2018
2	40 Soldatos Dr GOLDEN SQUARE 3555	\$125,000	31/08/2018
3	Lot 3/22-24 Aspinall St GOLDEN SQUARE 3555		18/05/2018

OR

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

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



N/A N/A N/A

Rooms: N/A
Property Type: Land (res)
Land Size: 383 sqm approx
Agent Comments
 Land Only

Indicative Selling Price
 \$102,000
No median price available

Comparable Properties



80 Soldatos Dr GOLDEN SQUARE 3555 (REI) [Agent Comments](#)

- - -

Price: \$162,000
Method: Private Sale
Date: 17/05/2018
Rooms: -
Property Type: Land
Land Size: 746 sqm approx



40 Soldatos Dr GOLDEN SQUARE 3555 (REI) [Agent Comments](#)

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Price: \$125,000
Method: Private Sale
Date: 31/08/2018
Rooms: -
Property Type: Land
Land Size: 687 sqm approx



Lot 3/22-24 Aspinall St GOLDEN SQUARE 3555 (REI) [Agent Comments](#)

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Price:
Method: Private Sale
Date: 18/05/2018
Rooms: -
Property Type: Land
Land Size: 816 sqm approx