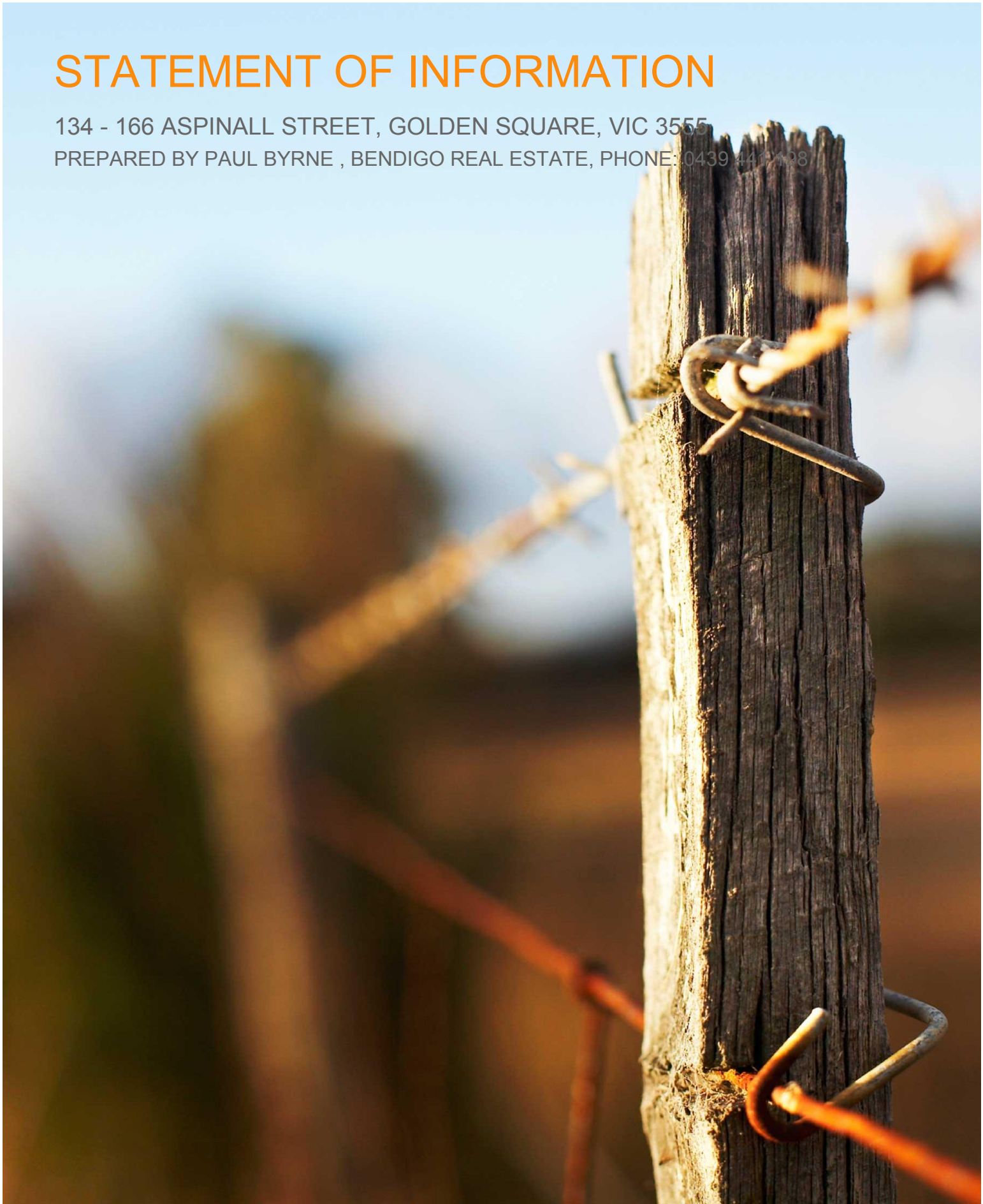


# STATEMENT OF INFORMATION

134 - 166 ASPINALL STREET, GOLDEN SQUARE, VIC 3555

PREPARED BY PAUL BYRNE , BENDIGO REAL ESTATE, PHONE: 0439 441 198



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**134 - 166 ASPINALL STREET, GOLDEN**



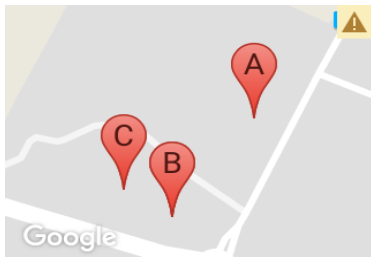
Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$166,000 to \$182,600**

Provided by: Paul Byrne , Bendigo Real Estate

## MEDIAN SALE PRICE



**GOLDEN SQUARE, VIC, 3555**

Suburb Median Sale Price (Vacant Land)

**\$170,500**

01 April 2017 to 31 March 2018

Provided by:  pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**158 ASPINALL ST, GOLDEN SQUARE, VIC 3555**



Sale Price

**\$167,000**

Sale Date: 05/07/2017

Distance from Property: 112m



**58 ASPINALL ST, GOLDEN SQUARE, VIC 3555**



Sale Price

**\$159,500**

Sale Date: 17/07/2017

Distance from Property: 0m



**ASPINALL ST, GOLDEN SQUARE, VIC 3555**



Sale Price

**\$164,000**

Sale Date: 12/09/2017

Distance from Property: 46m



This report has been compiled on 12/04/2018 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

134 - 166 ASPINALL STREET, GOLDEN SQUARE, VIC 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$166,000 to \$182,600

### Median sale price

Median price

\$170,500

House

Unit

Suburb

GOLDEN SQUARE

Period

01 April 2017 to 31 March 2018

Source

pricfinder

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|--|-----------|--------------|
| 158 ASPINALL ST, GOLDEN SQUARE, VIC 3555 | \$167,000 | 05/07/2017   |
| 58 ASPINALL ST, GOLDEN SQUARE, VIC 3555  | \$159,500 | 17/07/2017   |
| ASPINALL ST, GOLDEN SQUARE, VIC 3555     | \$164,000 | 12/09/2017   |