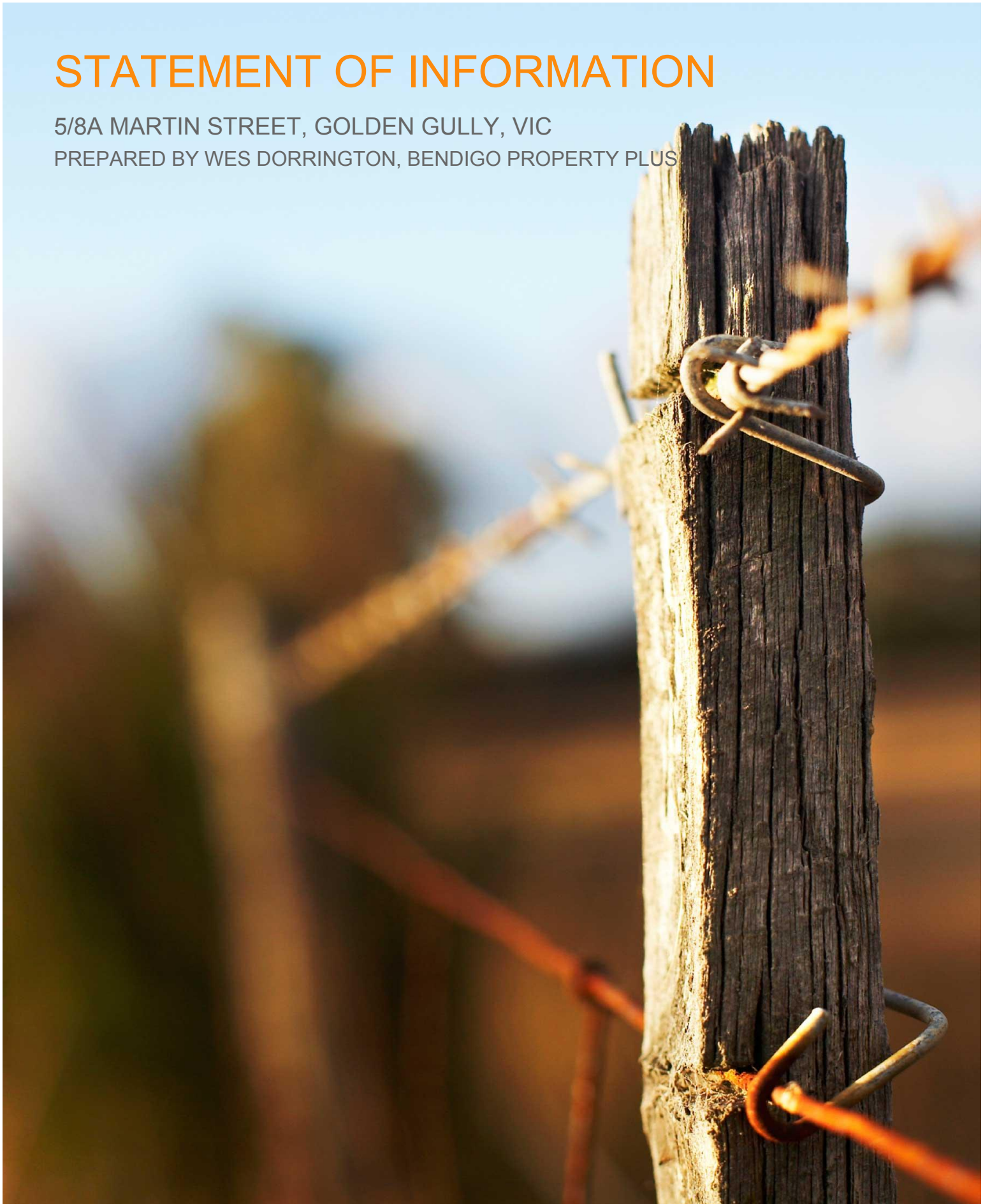


STATEMENT OF INFORMATION

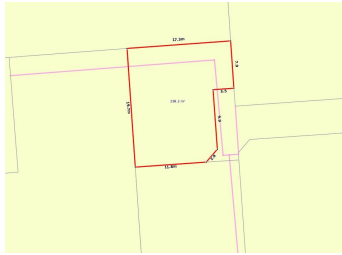
5/8A MARTIN STREET, GOLDEN GULLY, VIC

PREPARED BY WES DORRINGTON, BENDIGO PROPERTY PLUS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5/8A MARTIN STREET, GOLDEN GULLY,



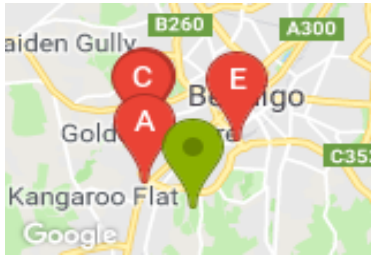
Indicative Selling Price

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

Price Range: \$95,000 to \$100,000

Provided by: Wes Dorrington, Bendigo Property Plus

MEDIAN SALE PRICE



GOLDEN GULLY, VIC, 3555

Suburb Median Sale Price (Other)

01 July 2017 to 30 June 2018

Provided by: 

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.



12 ELLIOTT ST, GOLDEN SQUARE, VIC 3555



Sale Price

\$102,000

Sale Date: 30/04/2015

Distance from Property: 1.5km



5/20 EMMETT ST, GOLDEN SQUARE, VIC 3555



Sale Price

\$97,500

Sale Date: 15/03/2016

Distance from Property: 2.4km



3/20 EMMETT ST, GOLDEN SQUARE, VIC 3555



Sale Price

\$97,500

Sale Date: 15/03/2016

Distance from Property: 2.4km



This report has been compiled on 30/07/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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7/20 EMMETT ST, GOLDEN SQUARE, VIC 3555



Sale Price

\$100,000

Sale Date: 15/03/2016

Distance from Property: 2.4km



52 BREEN ST, QUARRY HILL, VIC 3550



Sale Price

\$100,000

Sale Date: 24/08/2016

Distance from Property: 2.3km



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

5/8A MARTIN STREET, GOLDEN GULLY, VIC

Indicative selling price

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

Price Range: \$95,000 to \$100,000

Median sale price

Median price

House

Unit

Suburb

GOLDEN GULLY

Period

01 July 2017 to 30 June 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
12 ELLIOTT ST, GOLDEN SQUARE, VIC 3555	\$102,000	30/04/2015
5/20 EMMETT ST, GOLDEN SQUARE, VIC 3555	\$97,500	15/03/2016
3/20 EMMETT ST, GOLDEN SQUARE, VIC 3555	\$97,500	15/03/2016
7/20 EMMETT ST, GOLDEN SQUARE, VIC 3555	\$100,000	15/03/2016

52 BREEN ST, QUARRY HILL, VIC 3550	\$100,000	24/08/2016
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