

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

106 Chum Street, Golden Square Vic 3555

Indicative selling price

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

Range between

\$470,000

&

\$490,000

Median sale price

Median price

\$379,000

Property Type

House

Suburb

Golden Square

Period - From

01/07/2020

to

30/09/2020

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 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
1	5 Happy Valley Rd WEST BENDIGO 3550	\$490,000	25/06/2020
2	48 Booth St GOLDEN SQUARE 3555	\$452,000	07/05/2020
3	26 Webster St IRONBARK 3550	\$450,000	08/10/2019

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 18 months.~~

This Statement of Information was prepared on:

20/11/2020 10:25

106 Chum Street, Golden Square Vic 3555



 3  2  1

Property Type: House
Land Size: 988 sqm approx
Agent Comments

Indicative Selling Price
\$470,000 - \$490,000
Median House Price
September quarter 2020: \$379,000

Comparable Properties



5 Happy Valley Rd WEST BENDIGO 3550 (REI/VG)

Agent Comments

 4  1  2

Price: \$490,000
Method: Private Sale
Date: 25/06/2020
Rooms: 5
Property Type: House
Land Size: 903 sqm approx



48 Booth St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

 4  2  1

Price: \$452,000
Method: Private Sale
Date: 07/05/2020
Rooms: 6
Property Type: House
Land Size: 446 sqm approx



26 Webster St IRONBARK 3550 (VG)

Agent Comments

 4  -  -

Price: \$450,000
Method: Sale
Date: 08/10/2019
Property Type: House (Res)
Land Size: 1275 sqm approx

Account - Mawby Property | P: 03 54449888



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.