LUKE GOGGIN REAL ESTATE

STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

1B Sterry Street Golden Square VIC 3555

3 2 1

Indicative Selling Price

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

Range between $395,000 & $420,000

Median Sale Price

$335,000 Houses in Golden square between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



30 Mackenzie Street West Golden Square VIC 3555

3 2 1

Sold Price **$395,000** Sold Date **19-Apr-18**

Distance **0.9km**



2/5 Acacia Street Bendigo VIC 3550

3 2 1

Sold Price Sold Date **09-Feb-18**

Distance **1.94km**



2/13 Fox Street East Bendigo VIC 3550

3 2 1

Sold Price **$405,000** Sold Date **24-Oct-18**

Distance **4.4km**

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