

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

7 Oakes Place, Golden Square Vic 3555

Indicative selling price

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

Range between \$690,000 & \$720,000

Median sale price

Median price \$300,000 House Unit Suburb or locality Golden Square

Period - From 01/07/2017 to 30/09/2017 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 eighteen 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	185 Don St BENDIGO 3550	\$690,000	20/07/2017
2	16 Daniel Dr GOLDEN SQUARE 3555	\$685,000	10/07/2017
3	70 Thistle St BENDIGO 3550	\$665,000	30/03/2017

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 eighteen months.~~



 4  2  2

Rooms:
Property Type: House
Land Size: 920 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$720,000
Median House Price
September quarter 2017: \$300,000

Comparable Properties



185 Don St BENDIGO 3550 (REI/VG)

Agent Comments

 4  2  1

Price: \$690,000
Method: Private Sale
Date: 20/07/2017
Rooms: 6
Property Type: House
Land Size: 915 sqm approx



16 Daniel Dr GOLDEN SQUARE 3555 (REI)

Agent Comments

 4  2  2

Price: \$685,000
Method: Private Sale
Date: 10/07/2017
Rooms: 14
Property Type: House
Land Size: 826 sqm approx



70 Thistle St BENDIGO 3550 (VG)

Agent Comments

 3  -  -

Price: \$665,000
Method: Sale
Date: 30/03/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 664 sqm approx

Also an older style - Oakes Place is Brick Veneer and a reproduction of a Californian Bungalow style home by a renowned Bendigo Builder