

## Statement of Information

# Multiple residential properties located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Unit offered for sale

Address  
Including suburb or locality  
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) (\*Delete single price or range as applicable)

#### Unit type or class

e.g. One bedroom units

#### Single price

#### Lower price

#### Higher price

Lot 58, 59, 60, 61, 62.		or range between	\$150,000	&	\$165,000
Lot 66,68,69,70,71,72,73,74,75,76,77,78 and 79.		or range between	\$170,000	&	\$187,000
Lot 64,65 and 67			\$190,000	&	\$209,000
Lot 63	\$227,000				

### Unit median sale price

### X VACANT LAND

Median price \$170,500

Suburb or locality GOLDEN SQUARE

Period - From 15/12/2017

To 15/12/2018

Source PRICE FINDER

### Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit**

**Price**

**Date of sale**

All available lots between Lot 58 and Lot 79	Lot 4 134-166 Aspinall Street, Golden Square	\$147,000	22/11/2018
	Lot 5 134-166 Aspinall Street, Golden Square	\$149,500	25/10/2018
	Lot 23 134-166 Aspinall Street, Golden Square	\$142,000	18//09/2018