

# 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

10 Delbridge 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)

Range between \$350,000 & \$375,000

### 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	3/74 Somerville St FLORA HILL 3550	\$360,000	15/06/2020
2	10b Strickland Rd EAST BENDIGO 3550	\$360,000	06/02/2020
3	2/19 Timbarra Dr GOLDEN SQUARE 3555	\$356,000	19/08/2020

**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:

09/10/2020 17:28



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**Property Type:** Strata Unit -  
Conjoined

Agent Comments

**Indicative Selling Price**

\$350,000 - \$375,000

**Median House Price**

September quarter 2020: \$379,000

## Comparable Properties

**3/74 Somerville St FLORA HILL 3550 (VG)**

Agent Comments

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**Price:** \$360,000

**Method:** Sale

**Date:** 15/06/2020

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit

**10b Strickland Rd EAST BENDIGO 3550 (VG)**

Agent Comments

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**Price:** \$360,000

**Method:** Sale

**Date:** 06/02/2020

**Property Type:** Townhouse (Conjoined)



**2/19 Timbarra Dr GOLDEN SQUARE 3555 (REI)**

Agent Comments

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**Price:** \$356,000

**Method:** Private Sale

**Date:** 19/08/2020

**Rooms:** 5

**Property Type:** Townhouse (Single)