# 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 |            |     |             |     |           |      |        |               |  |
|--|------------|-----|-------------|-----|-----------|------|--------|---------------|--|
| Range betwee   | \$350,000  |     | &           |     | \$375,000 |      |        |               |  |
| Median sale p  | rice       |     |             |     |           |      |        |               |  |
| Median price   | \$379,000  | Pro | operty Type | Hou | se        |      | Suburb | Golden Square |  |
| Period - From  | 01/07/2020 | to  | 30/09/2020  | )   | So        | urce | 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.

| Ad | dress 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









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)



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) A

Agent Comments

Agent Comments



Price: \$360,000 Method: Sale Date: 06/02/2020 Property Type: Townhouse (Conjoined)



2/19 Timbarra Dr GOLDEN SQUARE 3555 (REI) Agent Comments



Price: \$356,000 Method: Private Sale Date: 19/08/2020 Rooms: 5 Property Type: Townhouse (Single)

Account - Step Up Property



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.