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Statement of Information

17 TIMBARRA DRIVE, GOLDEN SQUARE, VIC 3555

Prepared by Di Long, Tweed Sutherland First National Real Estate



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Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 TIMBARRA DRIVE, GOLDEN SQUARE,  3  2  1

Indicative Selling Price

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

Price Range: \$350,000 to \$375,000

Provided by: Di Long, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

\$325,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



10 TIMBARRA DR, GOLDEN SQUARE, VIC 3555  3  2  2

Sale Price

\$365,000

Sale Date: 08/01/2018

Distance from Property: 101m



10 ILLINGWORTH ST, GOLDEN SQUARE, VIC  3  1  2

Sale Price

\$341,000

Sale Date: 12/12/2017

Distance from Property: 1.1km



8 GRESHAM CRT, GOLDEN SQUARE, VIC 3555  3  2  2

Sale Price

\$350,000

Sale Date: 13/12/2017

Distance from Property: 175m



This report has been compiled on 12/06/2018 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 TIMBARRA DRIVE, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Price Range:

\$350,000 to \$375,000

Median sale price

Median price

\$325,000

House

X

Unit


Suburb

GOLDEN SQUARE

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
10 TIMBARRA DR, GOLDEN SQUARE, VIC 3555	\$365,000	08/01/2018
10 ILLINGWORTH ST, GOLDEN SQUARE, VIC 3555	\$341,000	12/12/2017
8 GRESHAM CRT, GOLDEN SQUARE, VIC 3555	\$350,000	13/12/2017