

STATEMENT OF INFORMATION

26 DERNA COURT, GOLDEN SQUARE, VIC 3556

PREPARED BY JENNY DONALDSON, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 DERNA COURT, GOLDEN SQUARE, VIC  3  1  2

Indicative Selling Price

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

Price Range: \$310,000 to \$325,000

Provided by: Jenny Donaldson, Professionals Bendigo

MEDIAN SALE PRICE



GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

\$333,000

01 January 2018 to 31 December 2018

Provided by:  pricfinder

COMPARABLE PROPERTIES

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.



10 OLYMPIC PDE, KANGAROO FLAT, VIC 3555  3  1  2

Sale Price

\$307,000

Sale Date: 17/09/2018

Distance from Property: 2.1km



84 CHUM ST, GOLDEN SQUARE, VIC 3555  3  1  2

Sale Price

\$310,000

Sale Date: 23/08/2018

Distance from Property: 1.7km



30 GRAHAM ST, QUARRY HILL, VIC 3550  3  1  2

Sale Price

***\$335,000**

Sale Date: 11/09/2018

Distance from Property: 2.5km



This report has been compiled on 18/01/2019 by Professionals Bendigo. Property Data Solutions Pty Ltd 2019 - www.pricfinder.com.au

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24 ALDER ST, GOLDEN SQUARE, VIC 3555

 3  1  2

Sale Price

\$315,000

Sale Date: 08/08/2018

Distance from Property: 860m



1 MARBLE ST, GOLDEN SQUARE, VIC 3555

 3  2  1

Sale Price

\$358,000

Sale Date: 13/07/2018

Distance from Property: 2.3km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

26 DERNA COURT, GOLDEN SQUARE, VIC 3555

Indicative selling price

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

Price Range: \$310,000 to \$325,000

Median sale price

Median price \$333,000

House ☒

Unit ☐

Suburb GOLDEN SQUARE

Period 01 January 2018 to 31 December 2018

Source



Comparable property sales

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
10 OLYMPIC PDE, KANGAROO FLAT, VIC 3555	\$307,000	17/09/2018
84 CHUM ST, GOLDEN SQUARE, VIC 3555	\$310,000	23/08/2018
30 GRAHAM ST, QUARRY HILL, VIC 3550	*\$335,000	11/09/2018

24 ALDER ST, GOLDEN SQUARE, VIC 3555	\$315,000	08/08/2018
1 MARBLE ST, GOLDEN SQUARE, VIC 3555	\$358,000	13/07/2018