

## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 12 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)

\$305,000

&

\$320,000

### Median sale price

Median price \$318,500 House ☒ Suburb or locality Golden Square  
Period - From March 26<sup>th</sup> 2018 to March 30<sup>th</sup> 2018 Source realestate.com.au

### 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
1. 45 Wilmot Street, Golden Square VIC 3555	\$304,000	12/02/18
2. 2 Renwick Street, Golden Square VIC 3555	\$317,000	15/01/18
3. 54 Chum Street, Golden Square VIC 3555	\$296,000	06/11/17

## Additional information about comparable sales.



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**Golden Square** 45 Wilmot Street      3 BED 2 BATH 2 CAR 5 ROOMS

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**METHOD** Private  
**TYPE** House  
**LAND** Approx. 162m2



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**Golden Square** 2 Renwick Street      3 BED 2 BATH 1 CAR 5 ROOMS

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**METHOD** Private  
**TYPE** House  
**LAND** Approx. 270m2



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**Golden Square** 54 Chum Street      3 BED 2 BATH 1 CAR 5 ROOMS

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**METHOD** Private  
**TYPE** House  
**LAND** Approx. 476m2