

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 26 Derna Court, Golden Square Vic 3555
Including suburb or locality and postcode

Indicative selling price

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

Range between \$465,000 & \$495,000

Median sale price

Median price \$480,000 Property Type House Suburb Golden Square

Period - From 01/04/2021 to 31/03/2022 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	37 Inglewood St GOLDEN SQUARE 3555	\$480,000	07/03/2022
2	19 Macdougall Rd GOLDEN SQUARE 3555	\$475,000	07/10/2021
3	32 Specimen Hill Rd GOLDEN SQUARE 3555	\$460,000	01/04/2022

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:

15/06/2022 16:59



3 1 2

Rooms: 4
Property Type: House
Land Size: 449 sqm approx
Agent Comments

Indicative Selling Price
\$465,000 - \$495,000
Median House Price
Year ending March 2022: \$480,000

Comparable Properties



37 Inglewood St GOLDEN SQUARE 3555
(REI/VG)

Agent Comments

3 1 1

Price: \$480,000
Method: Private Sale
Date: 07/03/2022
Property Type: House
Land Size: 651 sqm approx



19 Macdougall Rd GOLDEN SQUARE 3555
(VG)

Agent Comments

3 - -

Price: \$475,000
Method: Sale
Date: 07/10/2021
Property Type: House (Res)
Land Size: 1194 sqm approx



32 Specimen Hill Rd GOLDEN SQUARE 3555
(REI)

Agent Comments

3 1 -

Price: \$460,000
Method: Private Sale
Date: 01/04/2022
Property Type: House
Land Size: 844.16 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000