

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 Derna Court, Golden Square Vic 3555

Indicative selling price

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

Single price \$265,000

Median sale price

Median price \$350,000

House

X

Unit

Suburb or locality

Golden Square

Period - From 01/07/2018

to

30/09/2018

Source REIV

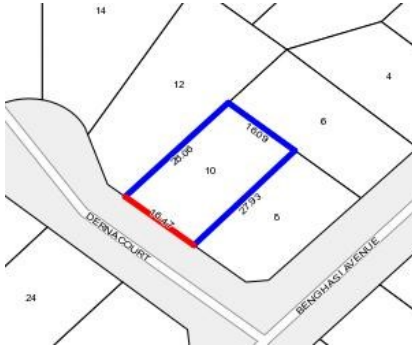
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	40 Benghasi Av GOLDEN SQUARE 3555	\$270,000	22/08/2018
2	10 Symonds St GOLDEN SQUARE 3555	\$248,000	06/08/2018
3	12 Derna Ct GOLDEN SQUARE 3555	\$235,000	04/01/2018

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 eighteen months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 475 sqm approx

Agent Comments

Comparable Properties



40 Benghashi Av GOLDEN SQUARE 3555 (VG) **Agent Comments**



Price: \$270,000

Method: Sale

Date: 22/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 535 sqm approx



10 Symonds St GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**



Price: \$248,000

Method: Private Sale

Date: 06/08/2018

Rooms: 3

Property Type: House

Land Size: 658 sqm approx



12 Derna Ct GOLDEN SQUARE 3555 (REI/VG) **Agent Comments**



Price: \$235,000

Method: Private Sale

Date: 04/01/2018

Rooms: 4

Property Type: House

Land Size: 740 sqm approx