

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/19 Timbarra Drive, 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)

Single price

\$360,000

### Median sale price

Median price

\$338,750

Property Type

House

Suburb

Golden Square

Period - From

01/07/2019

to

30/06/2020

Source

REIV

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

**A\*** ~~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
1	1/32 Joseph St BENDIGO 3550	\$360,000	12/06/2020
2	2c Flora La FLORA HILL 3550	\$351,000	01/06/2020
3			

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

11/08/2020 11:08

2/19 Timbarra Drive, Golden Square Vic 3555



Dungey Carter Ketterer  
REAL ESTATE AGENTS

Leonie Butler CEA (REIV)

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3 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$360,000

Median House Price

Year ending June 2020: \$338,750

## Comparable Properties



1/32 Joseph St BENDIGO 3550 (REIV/G)

Agent Comments

2 2 1

Price: \$360,000

Method: Private Sale

Date: 12/06/2020

Rooms: 4

Property Type: Townhouse (Single)



2c Flora La FLORA HILL 3550 (REIV/G)

Agent Comments

2 2 1

Price: \$351,000

Method: Private Sale

Date: 01/06/2020

Rooms: 6

Property Type: House

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.