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REAL ESTATE

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# Statement of Information

12 DERNA COURT, GOLDEN SQUARE, VIC 3555

Prepared by Bec Allen, Tweed Sutherland First National Real Estate



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Tweed Sutherland

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**12 DERNA COURT, GOLDEN SQUARE, VIC** - - -

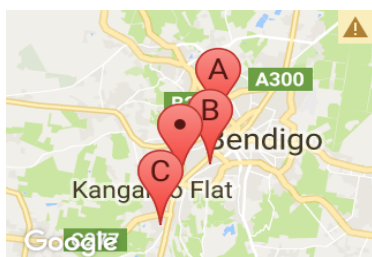
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$250,000**

Provided by: Bec Allen, Tweed Sutherland First National Real Estate

## MEDIAN SALE PRICE



### GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (House)

**\$310,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## 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.



**8 MCCOLL ST, BENDIGO, VIC 3550**

2 1 4

Sale Price

**\$248,000**

Sale Date: 15/05/2017

Distance from Property: 3.8km



**279 KING ST, GOLDEN SQUARE, VIC 3555**

3 1 1

Sale Price

**\$260,000**

Sale Date: 26/07/2017

Distance from Property: 1.8km



**24 WESLEY ST, KANGAROO FLAT, VIC**

3 1 2

Sale Price

**\$244,000**

Sale Date: 03/08/2017

Distance from Property: 2.9km



This report has been compiled on 10/11/2017 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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 DERNA COURT, 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:

\$250,000

Median sale price

Median price

\$310,000

House

X

Unit


Suburb

GOLDEN SQUARE

Period

01 October 2016 to 30 September 2017

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
8 MCCOLL ST, BENDIGO, VIC 3550	\$248,000	15/05/2017
279 KING ST, GOLDEN SQUARE, VIC 3555	\$260,000	26/07/2017
24 WESLEY ST, KANGAROO FLAT, VIC 3555	\$244,000	03/08/2017