

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

Unit 2/18 Timbarra Drive, 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 \$272,500 House ☒ Unit ☐ Suburb or locality Golden Square

Period - From 01/04/2017 to 30/06/2017 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	10/10 Druid St GOLDEN SQUARE 3555	\$260,000	17/11/2016
2	2/19 Oak St GOLDEN SQUARE 3555	\$245,000	30/01/2017
3	1/7 Caleb CI GOLDEN SQUARE 3555	\$245,000	23/11/2016

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.~~

Unit 2/18 Timbarra Drive, Golden Square Vic 3555



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Indicative Selling Price
\$265,000

Median House Price
June quarter 2017: \$272,500



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Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



10/10 Druid St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 1 1

Price: \$260,000
Method: Private Sale
Date: 17/11/2016
Rooms: 4
Property Type: Unit
Land Size: 244 sqm approx



2/19 Oak St GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

2 1 2

Price: \$245,000
Method: Private Sale
Date: 30/01/2017
Rooms: 3
Property Type: Unit



1/7 Caleb CI GOLDEN SQUARE 3555 (VG)

Agent Comments

2 - -

Price: \$245,000
Method: Sale
Date: 23/11/2016
Rooms: -
Property Type: Flat/Unit/Apartment (Res)