

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

3/19 Thistle Street, Golden Square Vic 3555

Indicative selling price

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

Single price

\$360,000

Median sale price

Median price

\$315,000

Property Type

Unit

Suburb

Golden Square

Period - From

01/04/2020

to

31/03/2021

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	2/21 Balmoral Dr GOLDEN SQUARE 3555	\$387,500	03/03/2021
2	2/9 Saunders St WEST BENDIGO 3550	\$350,000	08/12/2020
3	10 Delbridge St GOLDEN SQUARE 3555	\$340,000	27/01/2021

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:

22/04/2021 12:47

3/19 Thistle Street, Golden Square Vic 3555



Marc Cox CAR (REIV)
0419 915 273
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3 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$360,000

Median Unit Price
Year ending March 2021: \$315,000

Comparable Properties



2/21 Balmoral Dr GOLDEN SQUARE 3555 (REI/VG)

Agent Comments

3 1 1

Price: \$387,500
Method: Private Sale
Date: 03/03/2021
Property Type: Unit
Land Size: 385 sqm approx



2/9 Saunders St WEST BENDIGO 3550 (VG)

Agent Comments

3 - -

Price: \$350,000
Method: Sale
Date: 08/12/2020
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



10 Delbridge St GOLDEN SQUARE 3555 (VG)

Agent Comments

3 - -

Price: \$340,000
Method: Sale
Date: 27/01/2021
Property Type: Strata Unit - Conjoined

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.