

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 and
postcode

46 MILTON AVENUE SPRING GULLY VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

House

Suburb

Spring Gully

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

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

44 MILTON AVENUE SPRING GULLY VIC 3550	\$711,000	14-Sep-22
3 CAROLIN STREET QUARRY HILL VIC 3550	\$675,000	11-Oct-22
43 RUSSELL STREET QUARRY HILL VIC 3550	\$700,000	25-Aug-22

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: 13 December 2022



44 MILTON AVENUE SPRING GULLY VIC 3550

 4
  2
  2

Sold Price

\$711,000

Sold Date

14-Sep-22

Distance

0.03km


3 CAROLIN STREET QUARRY HILL VIC 3550

 3
  2
  1

Sold Price

\$675,000

Sold Date

11-Oct-22

Distance

1.31km


43 RUSSELL STREET QUARRY HILL VIC 3550

 3
  2
  1

Sold Price

\$700,000

Sold Date

25-Aug-22

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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