

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

3/12 Gordon Street, Spring Gully Vic 3550

Indicative selling price

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

Single price \$249,000

Median sale price

Median price \$276,250

Property Type Unit

Suburb Spring Gully

Period - From 08/10/2018

to 07/10/2019

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	2/20 Keck St FLORA HILL 3550	\$243,500	20/02/2019
2	9/23 Osborne St FLORA HILL 3550	\$240,000	13/08/2018
3	2/23 Osborne St FLORA HILL 3550	\$240,000	13/08/2018

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:

08/10/2019 09:56

3/12 Gordon Street, Spring Gully Vic 3550



Adam Smith C.A.R.
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2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$249,000

Median Unit Price
08/10/2018 - 07/10/2019: \$276,250

Comparable Properties

2/20 Keck St FLORA HILL 3550 (VG)

Agent Comments

2 - -

Price: \$243,500
Method: Sale
Date: 20/02/2019
Property Type: Flat/Unit/Apartment (Res)

9/23 Osborne St FLORA HILL 3550 (VG)

Agent Comments

2 - -

Price: \$240,000
Method: Sale
Date: 13/08/2018
Property Type: Flat/Unit/Apartment (Res)



2/23 Osborne St FLORA HILL 3550 (REI)

Agent Comments

2 1 1

Price: \$240,000
Method: Private Sale
Date: 13/08/2018
Rooms: 3
Property Type: Unit

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.