

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

56 Spring Gully Road, Spring Gully VIC 3550

Indicative selling price

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

Range Between \$325,000 & \$350,000

Median sale price

Median Price \$405,500

House



Suburb
or locality

Spring Gully

Period - From Jan 2019

to

May 2019

Source

Pricefinder

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

1	30 Spring Gully Rd, Quarry Hill VIC 3550	\$325,000	10/12/2018
2	263 Carpenter St Sth, Spring Gully VIC 3550	\$342,500	03/09/2018
3	11 Grenoble Cl, Spring Gully VIC 3550	\$357,500	08/11/2018