



Statement of Information

Sections 47AF of the Estate Agents Act 1980

12 Philden Way,
SPRING GULLY 3550

House

4 beds

2 baths

2 parking

Indicative selling price

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

Range \$420,000 - \$460,000

Median sale price

Median **House** for **SPRING GULLY** for period **Feb 2017 - Feb 2018**

Sourced from realestate.com.au.

\$475,000

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 the most comparable to the property for sale.

8 Wirrana Street, Quarry Hill VIC 3550	Price \$444,000 Sold 16 September 2017
6 Ausfeld II Drive, Spring Gully VIC 3550	Price \$460,000 Sold 04 October 2017
175 Retreat Road, Spring Gully VIC 3550	Price \$440,000 Sold 21 October 2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from realestate.com.au.

Contact agents



Martin Skahill
Elders

03 5443 1744
0427 431 744
martin@eldersbendigo.com.au

