

STATEMENT OF INFORMATION

76 SPRING GULLY ROAD, SPRING GULLY, VIC 3550

PREPARED BY JACINTA MCIVOR, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



76 SPRING GULLY ROAD, SPRING GULLY, VIC 3550  3  -  -

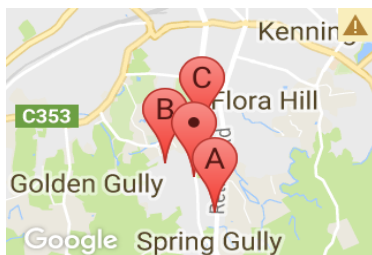
Indicative Selling Price

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

Price Range: \$395,000 to \$430,000

Provided by: Jacinta McIvor, Professionals Bendigo

MEDIAN SALE PRICE



SPRING GULLY, VIC, 3550

Suburb Median Sale Price (House)

\$370,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



167 RETREAT RD, SPRING GULLY, VIC 3550  3  1  2

Sale Price

\$370,000

Sale Date: 17/03/2017

Distance from Property: 594m



28 LAWSON ST, SPRING GULLY, VIC 3550  3  2  3

Sale Price

\$385,000

Sale Date: 05/03/2017

Distance from Property: 423m



23 SPRING GULLY RD, QUARRY HILL, VIC 3550  3  1  2

Sale Price

\$380,000

Sale Date: 04/07/2017

Distance from Property: 660m



This report has been compiled on 28/11/2017 by Professionals Bendigo. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

76 SPRING GULLY ROAD, SPRING GULLY, VIC 3550

Indicative selling price

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

Price Range:

\$395,000 to \$430,000

Median sale price

Median price

\$370,000

House

X

Unit

Suburb

SPRING GULLY

Period

01 October 2016 to 30 September 2017

Source



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
167 RETREAT RD, SPRING GULLY, VIC 3550	\$370,000	17/03/2017
28 LAWSON ST, SPRING GULLY, VIC 3550	\$385,000	05/03/2017
23 SPRING GULLY RD, QUARRY HILL, VIC 3550	\$380,000	04/07/2017