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Statement of Information

7 ELIZABETH STREET, SPRING GULLY, VIC 3550

Prepared by Kim Polglase, Phone: 0431340123



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| Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 ELIZABETH STREET, SPRING GULLY,

3 1 1

Indicative Selling Price

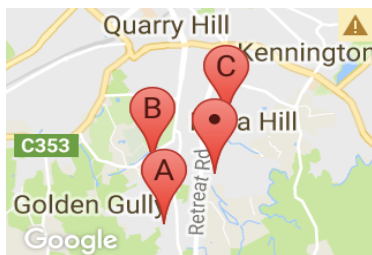
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$285,000

Provided by: Kim Polglase, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



SPRING GULLY, VIC, 3550

Suburb Median Sale Price (House)

\$390,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

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.



1 MOYNA DR, SPRING GULLY, VIC 3550

3 2 2

Sale Price

\$280,000

Sale Date: 02/01/2018

Distance from Property: 1km



7 TENNYSON ST, QUARRY HILL, VIC 3550

3 - -

Sale Price

\$275,000

Sale Date: 12/12/2017

Distance from Property: 838m



18 DRECHSLER ST, FLORA HILL, VIC 3550

3 1 2

Sale Price

\$270,000

Sale Date: 20/09/2017

Distance from Property: 784m



This report has been compiled on 08/03/2018 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2018 - 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

7 ELIZABETH STREET, SPRING GULLY, VIC 3550

Indicative selling price

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

Single Price:

\$285,000

Median sale price

Median price

\$390,000

House

X

Unit

Suburb

SPRING GULLY

Period

01 January 2017 to 31 December 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
1 MOYNA DR, SPRING GULLY, VIC 3550	\$280,000	02/01/2018
7 TENNYSON ST, QUARRY HILL, VIC 3550	\$275,000	12/12/2017
18 DRECHSLER ST, FLORA HILL, VIC 3550	\$270,000	20/09/2017