

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 and
postcode

7 Broad Parade Spring Gully VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$585,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$458,027

Property type

House

Suburb

Spring Gully

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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

24 Joachim Lane Spring Gully VIC 3550	\$510,000	06-Nov-20
17 Edwina Court Spring Gully VIC 3550	\$581,200	20-Mar-21
13 Wattle Drive Spring Gully VIC 3550	\$609,000	07-Dec-20

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: 28 May 2021

**Real Estate**

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**24 Joachim Lane Spring Gully VIC 3550**

Sold Price

\$510,000Sold Date **06-Nov-20**

4
 2
 2

Distance **0.27km****17 Edwina Court Spring Gully VIC 3550**

Sold Price

^{RS} **\$581,200**Sold Date **20-Mar-21**

4
 3
 2

Distance **0.45km****13 Wattle Drive Spring Gully VIC 3550**

Sold Price

\$609,000Sold Date **07-Dec-20**

3
 2
 2

Distance **0.49km****15 Wattle Drive Spring Gully VIC 3550**

Sold Price

\$590,000Sold Date **07-Jan-21**

4
 2
 3

Distance **0.51km****188 Retreat Road Spring Gully VIC 3550**

Sold Price

\$570,000Sold Date **10-Dec-20**

4
 2
 3

Distance **0.58km****5 Sebastian Court Spring Gully VIC 3550**

Sold Price

\$600,000Sold Date **20-Jan-21**

5
 2
 2

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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4 Jude Court Spring Gully VIC 3550 Sold Price

\$525,000 Sold Date **29-Jul-20**

3 2 5

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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