

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2 Gemma Rose Court, Spring Gully VIC 3550

Indicative selling price

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

Single Price \$429,000

Median sale price

Median Price \$380,000

House



Suburb
or locality

Spring Gully

Period - From Jan 2017

to

Dec 2017

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 17 Summit Dr, Kennington VIC 3550

\$420,000

21/03/2017

2 1/47 Race St, Flora Hill VIC 3550

\$415,000

06/12/2016

3 1a Albion St, Kennington VIC 3550

\$375,000

22/08/2017