

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

73/33 MANDURANG ROAD 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Spring Gully

Period-from

01 Dec 2023

to

30 Nov 2024

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

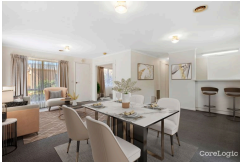
Date of sale

71/33 MANDURANG ROAD SPRING GULLY VIC 3550	\$375,000	30-Nov-23
51/33 MANDURANG ROAD SPRING GULLY VIC 3550	\$392,595	05-Sep-24

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: 18 December 2024



**71/33 MANDURANG ROAD SPRING
GULLY VIC 3550**

Sold Price

\$375,000

Sold Date

30-Nov-23

 2  1  1

Distance

0.15km



**51/33 MANDURANG ROAD SPRING
GULLY VIC 3550**

Sold Price

\$392,595

Sold Date

05-Sep-24

 2  1  1

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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