

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

65 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$391,000

Property type

House

Suburb

Spring Gully

Period-from

01 Oct 2019

to

30 Sep 2020

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

3/50 Broad Parade Spring Gully VIC 3550	\$380,000	17-Dec-19
1/50 Broad Parade Spring Gully VIC 3550	\$374,000	21-Jun-19
168/33 Mandurang Road Spring Gully VIC 3550	\$360,000	07-Jan-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: 16 October 2020

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**3/50 Broad Parade Spring Gully
VIC 3550**

3 2 2

Sold Price **\$380,000** Sold Date **17-Dec-19**

Distance **0.1km**



**1/50 Broad Parade Spring Gully VIC
3550**

3 - -

Sold Price **\$374,000** Sold Date **21-Jun-19**

Distance **0.1km**



**168/33 Mandurang Road Spring
Gully VIC 3550**

3 1 1

Sold Price **\$360,000** Sold Date **07-Jan-20**

Distance **0.12km**



**148/33 Mandurang Road Spring
Gully VIC 3550**

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Sold Price Sold Date **12-Jul-19**

Distance **0.13km**



**162/33 Mandurang Road Spring
Gully VIC 3550**

3 1 1

Sold Price **\$302,500** Sold Date **04-Feb-20**

Distance **0.22km**



**140/33 Mandurang Road Spring
Gully VIC 3550**

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Sold Price **\$310,000** Sold Date **17-Apr-19**

Distance **0.24km**

RS = Recent sale UN = Undisclosed Sale

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