

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

4/12 GORDON STREET 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

\$515,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Spring Gully

Period-from

01 Aug 2023

to

31 Jul 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

1/27 MACDOUGALL ROAD GOLDEN SQUARE VIC 3555	\$515,000	20-Jun-24
4 MIRANDA CLOSE STRATHDALE VIC 3550	\$535,000	20-Mar-24
10/35 PALLETT STREET GOLDEN SQUARE VIC 3555	\$520,000	08-Aug-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: 26 August 2024

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**1/27 MACDOUGALL ROAD
GOLDEN SQUARE VIC 3555**

 3  2  1

Sold Price

^{RS} **\$515,000** Sold Date **20-Jun-24**

Distance **1.95km**



**4 MIRANDA CLOSE STRATHDALE
VIC 3550**

 3  1  2

Sold Price

\$535,000 Sold Date **20-Mar-24**

Distance **2.76km**



**10/35 PALLETT STREET GOLDEN
SQUARE VIC 3555**

 3  2  2

Sold Price

^{RS} **\$520,000** ^{UN} Sold Date **08-Aug-24**

Distance **3.59km**

RS = Recent sale

UN = Undisclosed Sale

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