

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

8 Milton Avenue, Spring Gully VIC 3551

Indicative selling price

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

Range Between \$499,000 & \$530,000

Median sale price

Median Price

\$372,500

House



Suburb
or locality

Spring Gully

Period - From

Jan 2017

to

Nov 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	11 Joachim Lane, Spring Gully VIC 3550	\$540,000	23/02/2017
2	42 Curtin St, Flora Hill VIC 3550	\$535,000	19/07/2017
3	3 Shipp St, Kennington VIC 3550	\$500,000	22/04/2017