
STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

14 Milton Avenue, Spring Gully VIC 3550

Indicative selling price

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

\$320,000

-

\$340,000

Median sale price

Median price

\$415,000

House

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Suburb or
locality

Spring Gully

Period - From

12 Nov 2018

to

22 Nov 2018

Source

www.realestate.com.au

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. 32 Lawson Street, Spring Gully VIC 3550	\$331,500	18 Jun 2018
2. 10 Burns Street, Spring Gully VIC 3550	\$300,000	21 Aug 2018
3. 22 Cook Street, Spring Gully VIC 3550	\$370,000	31 May 2018

Property data source: www.rpdata.com.au. Generated on 18/06/18.

Additional information about comparable sales.



Spring Gully 76 Spring Gully Road 3 BED 1 BATH 4 CAR 4 ROOMS

METHOD Private
TYPE House
LAND Approx. 1,601m2



Spring Gully 103 Retreat Road 3 BED 2 BATH 2 CAR 5 ROOMS

METHOD Private
TYPE House
LAND Approx. 984m2



Spring Gully 7 Elizabeth Street 3 BED 1 BATH 2 CAR 4 ROOMS

METHOD Private
TYPE House
LAND Approx. 674m2