

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 or
locality and postcode

7 Wattle Drive, Spring Gully Vic 3550

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$531,750 Property Type House Suburb Spring Gully

Period - From 01/04/2020 to 31/03/2021 Source REIV

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	24 Chapel St BENDIGO 3550	\$575,500	28/04/2021
2	4 Heyington PI KENNINGTON 3550	\$565,000	11/03/2021
3	188 Retreat Rd SPRING GULLY 3550	\$570,000	10/12/2020

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:

17/06/2021 15:53



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Rooms: 5
Property Type: House
Land Size: 814 sqm approx
Agent Comments

Indicative Selling Price
\$530,000 - \$580,000
Median House Price
Year ending March 2021: \$531,750

Comparable Properties



24 Chapel St BENDIGO 3550 (REI)

Agent Comments

3 2 2

Price: \$575,500
Method: Private Sale
Date: 28/04/2021
Property Type: House



4 Heyington PI KENNINGTON 3550 (VG)

Agent Comments

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Price: \$565,000
Method: Sale
Date: 11/03/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 712 sqm approx



188 Retreat Rd SPRING GULLY 3550 (VG)

Agent Comments

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Price: \$570,000
Method: Sale
Date: 10/12/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 1158 sqm approx