

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

6/4 Gordon Street, Spring Gully Vic 3550

Indicative selling price

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

Range between

\$295,000

&

\$315,000

Median sale price

Median price

\$306,250

Property Type

Unit

Suburb

Spring Gully

Period - From

26/03/2020

to

25/03/2021

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 | 2/3 Stanley Av SPRING GULLY 3550 | \$322,500 | 02/02/2021 |
| 2 | 2/7 Guy Ct KANGAROO FLAT 3555 | \$301,000 | 22/01/2021 |
| 3 | 2/273 Mackenzie St GOLDEN SQUARE 3555 | \$300,000 | 06/11/2020 |

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:

26/03/2021 16:46



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$295,000 - \$315,000

Median Unit Price

26/03/2020 - 25/03/2021: \$306,250

Comparable Properties



2/3 Stanley Av SPRING GULLY 3550 (REI/VG)

Agent Comments

2 2 -

Price: \$322,500

Method: Private Sale

Date: 02/02/2021

Property Type: Unit

Land Size: 346 sqm approx



2/7 Guy Ct KANGAROO FLAT 3555 (REI/VG)

Agent Comments

2 1 1

Price: \$301,000

Method: Private Sale

Date: 22/01/2021

Property Type: Unit

Land Size: 415 sqm approx



2/273 Mackenzie St GOLDEN SQUARE 3555 (VG)

Agent Comments

2 - -

Price: \$300,000

Method: Sale

Date: 06/11/2020

Property Type: Strata Unit/Flat