

# 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

Lot 2/61 Lawson Street, Spring Gully Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$255,000

### Median sale price

Median price \$192,000

Property Type Vacant land

Suburb Spring Gully

Period - From 14/10/2019

to 13/10/2020

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	9 Francliff Av SPRING GULLY 3550	\$267,000	17/12/2019
2	11 Francliff Av SPRING GULLY 3550	\$267,000	13/03/2020
3	27 Hesse Av FLORA HILL 3550	\$222,500	13/05/2019

**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:

14/10/2020 11:58



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$255,000

**Median Land Price**  
14/10/2019 - 13/10/2020: \$192,000

## Comparable Properties

### 9 Franccliff Av SPRING GULLY 3550 (VG)

Agent Comments



**Price:** \$267,000  
**Method:** Sale  
**Date:** 17/12/2019  
**Property Type:** Land  
**Land Size:** 915 sqm approx

### 11 Franccliff Av SPRING GULLY 3550 (VG)

Agent Comments



**Price:** \$267,000  
**Method:** Sale  
**Date:** 13/03/2020  
**Property Type:** Land  
**Land Size:** 905 sqm approx

### 27 Hesse Av FLORA HILL 3550 (VG)

Agent Comments



**Price:** \$222,500  
**Method:** Sale  
**Date:** 13/05/2019  
**Property Type:** Land  
**Land Size:** 853 sqm approx