

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 and
postcode

18 SHERMAN CRESCENT SPRING GULLY VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Spring Gully

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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

30 PALM AVENUE SPRING GULLY VIC 3550	\$685,500	28-Feb-23
6 ROYAL AVENUE KENNINGTON VIC 3550	\$685,000	13-Jun-23
18 RODNEY STREET QUARRY HILL VIC 3550	\$690,000	04-Sep-23

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: 05 December 2023


**30 PALM AVENUE SPRING GULLY
VIC 3550**

Sold Price

\$685,500

Sold Date

28-Feb-23


3



2



2

Distance

1.13km

**6 ROYAL AVENUE KENNINGTON
VIC 3550**

Sold Price

\$685,000

Sold Date

13-Jun-23


3



2



2

Distance

3.81km

**18 RODNEY STREET QUARRY HILL
VIC 3550**

Sold Price

\$690,000

Sold Date

04-Sep-23


4



2



1

Distance

2.48km
RS = Recent sale

UN = Undisclosed Sale

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