

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

36 Milton Avenue 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

\$845,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,500

Property type

House

Suburb

Spring Gully

Period-from

01 Dec 2020

to

30 Nov 2021

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

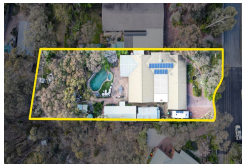
Date of sale

48 Milton Avenue Spring Gully VIC 3550	\$855,000	24-Nov-21
11 Shelley Street Spring Gully VIC 3550	\$695,000	17-Feb-21
67-69 Lawson Street Spring Gully VIC 3550	\$737,000	13-Aug-21

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: 08 December 2021



48 Milton Avenue Spring Gully VIC 3550

Sold Price

^{RS}

\$855,000

Sold Date

24-Nov-21



6



3



3

Distance

0.07km



11 Shelley Street Spring Gully VIC 3550

Sold Price

\$695,000

Sold Date

17-Feb-21



4



2



2

Distance

0.18km



67-69 Lawson Street Spring Gully VIC 3550

Sold Price

\$737,000

Sold Date

13-Aug-21



5



2



2

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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