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Statement of Information

51 KEOGH DRIVE, SPRING GULLY, VIC 3550

Prepared by Bec Allen, Tweed Sutherland First National Real Estate



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



51 KEOGH DRIVE, SPRING GULLY, VIC

4 2 2

Indicative Selling Price

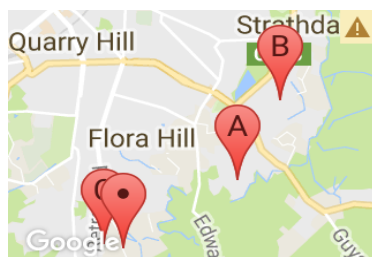
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$650,000

Provided by: Bec Allen, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



SPRING GULLY, VIC, 3550

Suburb Median Sale Price (House)

\$370,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



86 MARNIE RD, KENNINGTON, VIC 3550

4 2 2

Sale Price

\$632,500

Sale Date: 10/02/2017

Distance from Property: 1.8km



14 HILLARY CRT, STRATHDALE, VIC 3550

4 2 2

Sale Price

\$645,000

Sale Date: 22/12/2016

Distance from Property: 3km



7 KRISTY DR, SPRING GULLY, VIC 3550

5 2 4

Sale Price

\$640,000

Sale Date: 23/02/2017

Distance from Property: 279m



This report has been compiled on 20/09/2017 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

51 KEOGH DRIVE, SPRING GULLY, VIC 3550

Indicative selling price

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

Single Price:

\$650,000

Median sale price

Median price

\$370,000

House

X

Unit

Suburb

SPRING GULLY

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
86 MARNIE RD, KENNINGTON, VIC 3550	\$632,500	10/02/2017
14 HILLARY CRT, STRATHDALE, VIC 3550	\$645,000	22/12/2016
7 KRISTY DR, SPRING GULLY, VIC 3550	\$640,000	23/02/2017