



# STATEMENT OF INFORMATION

1/26 ANNABELL COURT, SPRING GULLY, VIC 3550

PREPARED BY NEKTI TZOUROUTIS, BENDIGO REAL ESTATE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 1/26 ANNABELL COURT, SPRING

 2  1  1

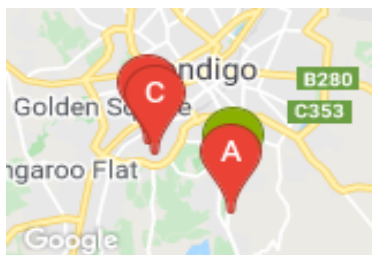
#### Indicative Selling Price

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

Price Range: **\$370,000 to \$395,000**

Provided by: Nektı Tzouroutis, Bendigo Real Estate

## MEDIAN SALE PRICE



### SPRING GULLY, VIC, 3550

Suburb Median Sale Price (House)

**\$381,000**

01 July 2019 to 30 June 2020

Provided by: 

## 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.



### 6/176 RETREAT RD, SPRING GULLY, VIC

 2  2  2

#### Sale Price

**\$372,500**

Sale Date: 14/05/2019

Distance from Property: 482m



### 4/27 MACDOUGALL RD, GOLDEN

 3  2  1

#### Sale Price

**\$375,000**

Sale Date: 11/02/2020

Distance from Property: 2.8km



### 276 WOODWARD RD, GOLDEN SQUARE,

 3  2  2

#### Sale Price

**\$370,500**

Sale Date: 23/04/2019

Distance from Property: 2.4km



This report has been compiled on 01/09/2020 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for

Address  
Including suburb and

1/26 ANNABELL COURT, 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)

Price Range:

\$370,000 to \$395,000

### Median sale price

Median price

\$381,000

Property type

House

Suburb

SPRING GULLY

Period

01 July 2019 to 30 June 2020

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

#### Price

#### Date of sale

6/176 RETREAT RD, SPRING GULLY, VIC 3550	\$372,500	14/05/2019
4/27 MACDOUGALL RD, GOLDEN SQUARE, VIC 3555	\$375,000	11/02/2020
276 WOODWARD RD, GOLDEN SQUARE, VIC 3555	\$370,500	23/04/2019

This Statement of Information was prepared

01/09/2020