





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 LAWSON STREET, SPRING GULLY, VIC 🕮 3 🕒 1 😓 1

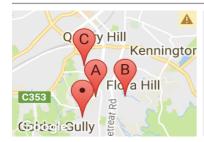
Indicative Selling Price

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

Price Range: \$325,000 to \$349,000

Provided by: Danny Clarke, Professionals Bendigo

MEDIAN SALE PRICE



SPRING GULLY, VIC, 3550

Suburb Median Sale Price (House)

\$417,500

01 April 2017 to 31 March 2018

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.



1 PATERSON ST, QUARRY HILL, VIC 3550







Sale Price

\$357,000

Sale Date: 09/08/2017

Distance from Property: 687m





37 OSBORNE ST, FLORA HILL, VIC 3550









Sale Price

\$342,500

Sale Date: 19/10/2017

Distance from Property: 1.3km





8 AMER ST, QUARRY HILL, VIC 3550

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Sale Price

\$347,000

Sale Date: 16/08/2017

Distance from Property: 1.5km



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 32 LAWSON STREET, SPRING GULLY, VIC 3550

Indicative selling price

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

Price Range: \$325,000 to \$349,000

Median sale price

Median price	\$417,500	House X	Unit	Suburb	SPRING GULLY	
Period	01 April 2017 to 31 March 2018		Source	P	pricefinder	

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
1 PATERSON ST, QUARRY HILL, VIC 3550	\$357,000	09/08/2017
37 OSBORNE ST, FLORA HILL, VIC 3550	\$342,500	19/10/2017
8 AMER ST, QUARRY HILL, VIC 3550	\$347,000	16/08/2017