

STATEMENT OF INFORMATION

32 LAWSON STREET, SPRING GULLY, VIC 3550

PREPARED BY DANNY CLARKE, PROFESSIONALS BENDIGO



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: 

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  3  1  1

Sale Price

\$357,000

Sale Date: 09/08/2017

Distance from Property: 687m



37 OSBORNE ST, FLORA HILL, VIC 3550  3  1  2

Sale Price

\$342,500

Sale Date: 19/10/2017

Distance from Property: 1.3km



8 AMER ST, QUARRY HILL, VIC 3550  3  1  2

Sale Price

\$347,000

Sale Date: 16/08/2017

Distance from Property: 1.5km



This report has been compiled on 27/04/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - 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

32 LAWSON STREET, SPRING GULLY, VIC 3550

Indicative selling price

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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



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