

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 or
locality and postcode

Lot 9 7 Francliff Avenue, Spring Gully Vic 3550

Indicative selling price

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

Single price \$202,000

Median sale price*

Median price \$205,000

Property Type Vacant land

Suburb Spring Gully

Period - From 14/03/2019

to 18/02/2020

Source PDOL

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
1 8 Hesse Av FLORA HILL 3550	\$210,000	14/03/2019
2 13 Hesse Av FLORA HILL 3550	\$205,000	28/06/2019
3 15 Hesse Av FLORA HILL 3550	\$199,000	18/02/2020

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:

05/05/2020 15:29

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



Property Type:
Agent Comments

Indicative Selling Price
\$202,000

Median Vacant Land Price *

14/03/2019 - 18/02/2020: \$205,000

* Agent calculated median based on 3 sales

Comparable Properties

8 Hesse Av FLORA HILL 3550 (VG)

Agent Comments



Price: \$210,000
Method: Sale
Date: 14/03/2019
Property Type: Land

13 Hesse Av FLORA HILL 3550 (VG)

Agent Comments



Price: \$205,000
Method: Sale
Date: 28/06/2019
Property Type: Land
Land Size: 700 sqm approx

15 Hesse Av FLORA HILL 3550 (VG)

Agent Comments



Price: \$199,000
Method: Sale
Date: 18/02/2020
Property Type: Land
Land Size: 639 sqm approx