

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

1 Jaime Court, Spring Gully Vic 3550

Indicative selling price

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

Range between \$550,000 & \$580,000

Median sale price

Median price \$383,500 Property Type House Suburb Spring Gully

Period - From 13/01/2019 to 12/01/2020 Source REIV

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 | 1 Jaime Ct SPRING GULLY 3550 | \$569,000 | 05/02/2019 |
| 2 | 6 Sunset Blvd SPRING GULLY 3550 | \$567,000 | 14/10/2019 |
| 3 | 27 Walker Dr SPRING GULLY 3550 | \$565,000 | 05/11/2018 |

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:

13/01/2020 12:22



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Indicative Selling Price

\$550,000 - \$580,000

Median House Price

13/01/2019 - 12/01/2020: \$383,500



4 2 2

Property Type: House

Land Size: 800 sqm approx

Agent Comments

Comparable Properties

1 Jaime Ct SPRING GULLY 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$569,000

Method: Private Sale

Date: 05/02/2019

Rooms: 6

Property Type: House

Land Size: 800 sqm approx



6 Sunset Blvd SPRING GULLY 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$567,000

Method: Private Sale

Date: 14/10/2019

Property Type: House

Land Size: 829 sqm approx



27 Walker Dr SPRING GULLY 3550 (REI/VG)

Agent Comments

4 2 4

Price: \$565,000

Method: Private Sale

Date: 05/11/2018

Rooms: 6

Property Type: House

Land Size: 815 sqm approx