

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 and
postcode

9 Moyna Drive Spring Gully VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,500

Property type

House

Suburb

Spring Gully

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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

5 Shelley Street Spring Gully VIC 3550	\$320,000	24-May-18
44 Palm Avenue Spring Gully VIC 3550	\$343,000	30-May-19
8 Bryden Court Flora Hill VIC 3550	\$330,000	02-Sep-18

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: 16 September 2019

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Melinda Goggin
P 5442 1422
M 0438 021 807
E melindag@goggin.com.au



5 Shelley Street Spring Gully VIC 3550

Sold Price **\$320,000** Sold Date **24-May-18**

3 1 1

Distance **0.57km**



44 Palm Avenue Spring Gully VIC 3550

Sold Price **\$343,000** Sold Date **30-May-19**

3 1 1

Distance **0.94km**



8 Bryden Court Flora Hill VIC 3550

Sold Price **\$330,000** Sold Date **02-Sep-18**

3 1 1

Distance **1.91km**

RS = Recent sale **UN** = Undisclosed Sale

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