

# STATEMENT OF INFORMATION

263 CARPENTER STREET S, SPRING GULLY, VIC  
PREPARED BY WALLACE CAIRNS, PROFESSIONALS BENDIGO



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**263 CARPENTER STREET S, SPRING**

 3  2  2

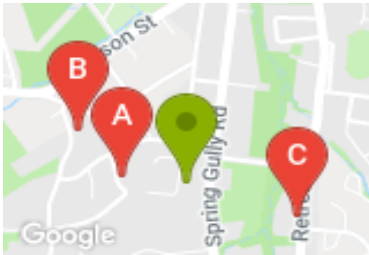
Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$340,000 to \$375,000**

Provided by: Wallace Cairns, Professionals Bendigo

## MEDIAN SALE PRICE



**SPRING GULLY, VIC, 3550**

Suburb Median Sale Price (House)

**\$427,500**

01 July 2017 to 30 June 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.



**5 SHELLEY ST, SPRING GULLY, VIC 3550**

 3  1  1

Sale Price

**\$320,000**

Sale Date: 24/05/2018

Distance from Property: 213m 



**3 MASEFIELD ST, SPRING GULLY, VIC 3550**

 3  2  2

Sale Price

**\*\$327,500**

Sale Date: 22/12/2017

Distance from Property: 409m 



**103 RETREAT RD, SPRING GULLY, VIC 3550**

 4  2  2

Sale Price

**\$425,000**

Sale Date: 06/02/2018

Distance from Property: 386m 

This report has been compiled on 26/07/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

263 CARPENTER STREET S, SPRING GULLY, VIC

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$340,000 to \$375,000

### Median sale price

Median price \$427,500

House

Unit

Suburb

SPRING GULLY

Period 01 July 2017 to 30 June 2018

Source

pricfinder

### 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
5 SHELLEY ST, SPRING GULLY, VIC 3550	\$320,000	24/05/2018
3 MASEFIELD ST, SPRING GULLY, VIC 3550	*\$327,500	22/12/2017
103 RETREAT RD, SPRING GULLY, VIC 3550	\$425,000	06/02/2018