
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

18 Joachim Lane, Spring Gully VIC 3550
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Indicative selling price

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

\$729,000

Median sale price

Median price

\$425,000

House

X

Suburb or
locality

Spring Gully

Period - From

Oct 8 th 2018

to

Oct 8 th 2018

Source

www.realestate.com.au
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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. 7 Roslyn Court, Kennington VIC 3550	\$650,000	Feb 18 th 2018
2. 4 Gemma Rose Court, Spring Gully VIC 3550	\$654,000	Jan 9 th 2018
3. 53 Keogh Drive, Spring Gully VIC 3550	\$675,000	Jun 19 th 2018

Property data source: www.rpdata.com Generated on 4th Jan 2019.

Additional information about comparable sales.



Kennington 7 Roslyn Court

4 BED 2 BATH 2 CAR

METHOD Private
TYPE House
LAND 1,096m2



Spring Gully 4 Gemma Rose Court

4 BED 2 BATH 2 CAR

METHOD Private
TYPE House
LAND 910m2



Spring Gully 53 Keogh Drive

4 BED 2 BATH 2 CAR

METHOD Private
TYPE House
LAND 1,540m2

Property data source: www.rpdata.com Generated on 4th Jan 2019.