Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode		
4	9	

Indicative selling price

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

Range between	\$360,000	&	\$380,000	

Median sale price

Median price	\$385,000	Pro	perty Type	Unit	Suburb	Spring Gully
Period - From	12/08/2021	to	11/08/2022	Source	REIV	10

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale	
1	3/22 Somerville St FLORA HILL 3550	\$380,000	27/04/2022	
2	5/22 Somerville St FLORA HILL 3550	\$375,000	11/03/2022	
3	1/103 Osborne St FLORA HILL 3550	\$372,000	18/03/2022	

OR

* **B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 12/08/2022 12:22



Unit 1/3 Stanley Avenue, Spring Gully Vic 3550



Leonie Butler CEA (REIV) 0417 521 661 leonie@dck.com.au







Property Type: Agent Comments Indicative Selling Price \$360,000 - \$380,000 Median Unit Price 12/08/2021 - 11/08/2022: \$385,000

Comparable Properties



3/22 Somerville St FLORA HILL 3550 (REI/VG) Agent Comments

- 1 🚓 1

Price: \$380,000 Method: Private Sale Date: 27/04/2022 Property Type: Unit

Land Size: 133 sqm approx



5/22 Somerville St FLORA HILL 3550 (REI/VG)

A 1

Price: \$375,000 Method: Private Sale Date: 11/03/2022 Property Type: Unit Land Size: 161 sqm approx



1/103 Osborne St FLORA HILL 3550 (VG)

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Price: \$372,000 Method: Sale Date: 18/03/2022

Property Type: Strata Unit - Conjoined

Agent Comments

Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000





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