

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

Unit 1/3 Stanley Avenue, Spring Gully Vic 3550

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 Property Type Unit Suburb Spring Gully

Period - From 12/08/2021 to 11/08/2022 Source REIV

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.

	Address 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



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



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) Agent Comments



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) Agent Comments



Price: \$372,000

Method: Sale

Date: 18/03/2022

Property Type: Strata Unit - Conjoined