

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

LOT 4 PALM AVENUE 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

\$451,000

&

\$488,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Other

Suburb

Spring Gully

Period-from

01 May 2023

to

30 Apr 2024

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

2/71 ALLINGHAM STREET GOLDEN SQUARE VIC 3555	\$450,000	03-May-24
1/119 OSBORNE STREET FLORA HILL VIC 3550	\$498,000	27-May-24
1/29 ADAM STREET QUARRY HILL VIC 3550	\$450,000	23-Jan-24

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: 31 July 2024

Joshua Abdallah
M 0427829562
E joshua@therealestestate.com.au



2/71 ALLINGHAM STREET GOLDEN SQUARE VIC 3555

 2  1  1

Sold Price

^{RS} **\$450,000** Sold Date **03-May-24**

Distance **3.15km**



1/119 OSBORNE STREET FLORA HILL VIC 3550

 3  2  1

Sold Price

^{RS} **\$498,000** Sold Date **27-May-24**

Distance **0.59km**



1/29 ADAM STREET QUARRY HILL VIC 3550

 2  1  1

Sold Price

\$450,000 Sold Date **23-Jan-24**

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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