

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 or
locality and postcode

13 Burns Street, Spring Gully Vic 3550

Indicative selling price

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

Single price \$399,950

Median sale price

Median price \$420,000 House X Unit Suburb or locality Spring Gully

Period - From 01/10/2017 to 30/09/2018 Source REIV

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 eighteen 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 Sebastian Ct SPRING GULLY 3550	\$415,000	17/08/2017
2	34 Ellis St FLORA HILL 3550	\$390,000	27/02/2018
3	128 Osborne St SPRING GULLY 3550	\$380,000	19/02/2018

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 eighteen months.



3 2 2

Rooms:

Property Type: House

Land Size: 500 sqm approx

Agent Comments

Comparable Properties



3 Sebastian Ct SPRING GULLY 3550 (VG)

Agent Comments

3 - -

Price: \$415,000

Method: Sale

Date: 17/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 880 sqm approx



34 Ellis St FLORA HILL 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$390,000

Method: Private Sale

Date: 27/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 704 sqm approx



128 Osborne St SPRING GULLY 3550 (REI/VG) Agent Comments

3 2 2

Price: \$380,000

Method: Private Sale

Date: 19/02/2018

Rooms: 5

Property Type: House

Land Size: 835 sqm approx