

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

3 Shakespeare Street, Spring Gully Vic 3550

Indicative selling price

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

Range between \$295,000

&

\$320,000

Median sale price

Median price \$420,000 House ☒ 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	13 Palm Av SPRING GULLY 3550	\$291,000	27/12/2017
2	23 Autumn Gully Rd SPRING GULLY 3550	\$285,000	07/06/2017
3	7 Elizabeth St SPRING GULLY 3550	\$282,500	03/04/2018

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 Shakespeare Street, Spring Gully Vic 3550



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Indicative Selling Price

\$295,000 - \$320,000

Median House Price

Year ending September 2018: \$420,000



3 0 1

Rooms:

Property Type: House

Land Size: 500 sqm approx

Agent Comments

Comparable Properties



13 Palm Av SPRING GULLY 3550 (VG)

Agent Comments

3 - -

Price: \$291,000

Method: Sale

Date: 27/12/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 585 sqm approx



23 Autumn Gully Rd SPRING GULLY 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$285,000

Method: Sale by Tender

Date: 07/06/2017

Rooms: 5

Property Type: House

Land Size: 964 sqm approx



7 Elizabeth St SPRING GULLY 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$282,500

Method: Private Sale

Date: 03/04/2018

Rooms: 4

Property Type: House

Land Size: 674 sqm approx