

Kaye Lazenby CEA (REIV) 5440 5010 0407 843 167 kaye@dck.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale								
Addre Including suburb locality andpostco	or	3 Shakespeare Street, Spring Gully Vic 3550						
Indicative selling	price							
For the meaning of the	his price see	consumer.vic.gov.au/	underquoting					
Range between \$2	295,000	&	\$320,000					
Median sale price								
Median price \$42	0,000	House X 4	Jnit	Suburb or locality	Spring Gully			
Period - From 01/1	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.

Add	dress 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.





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Indicative Selling Price \$295,000 - \$320,000 **Median House Price** Year ending September 2018: \$420,000

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Rooms:

Property Type: House Land Size: 500 sqm approx

Agent Comments

Comparable Properties



13 Palm Av SPRING GULLY 3550 (VG)





Price: \$291,000 Method: Sale Date: 27/12/2017

Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 585 sqm approx

Agent Comments



23 Autumn Gully Rd SPRING GULLY 3550

(REI/VG)

-3





Price: \$285,000

Method: Sale by Tender Date: 07/06/2017 Rooms: 5

Property Type: House Land Size: 964 sqm approx **Agent Comments**

Agent Comments



7 Elizabeth St SPRING GULLY 3550 (REI/VG)

Rooms: 4





Price: \$282,500 Method: Private Sale Date: 03/04/2018

Property Type: House Land Size: 674 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000 | F: 03 5440 5050





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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