

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

30 Palm Avenue, Spring Gully Vic 3550

Indicative selling price

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

Range between \$635,000 & \$675,000

Median sale price

Median price \$610,000 Property Type House Suburb Spring Gully

Period - From 01/01/2022 to 31/12/2022 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 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
1	2 Joshua Ct SPRING GULLY 3550	\$675,000	25/01/2022
2	24 Joachim La SPRING GULLY 3550	\$660,000	10/01/2022
3	18 Irkara Dr KENNINGTON 3550	\$650,000	20/01/2022

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:

22/02/2023 11:09



3 2 2

Property Type: House (Res)

Land Size: 746 sqm approx

Agent Comments

Indicative Selling Price

\$635,000 - \$675,000

Median House Price

Year ending December 2022: \$610,000

Comparable Properties



2 Joshua Ct SPRING GULLY 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$675,000

Method: Private Sale

Date: 25/01/2022

Property Type: House

Land Size: 805 sqm approx



24 Joachim La SPRING GULLY 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$660,000

Method: Private Sale

Date: 10/01/2022

Property Type: House

Land Size: 778 sqm approx



18 Irkara Dr KENNINGTON 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$650,000

Method: Private Sale

Date: 20/01/2022

Property Type: House

Land Size: 766.78 sqm approx