

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

6 Justine Court, Spring Gully Vic 3550

Indicative selling price

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

Range between \$760,000 & \$790,000

Median sale price

Median price \$615,000 Property Type House Suburb Spring Gully

Period - From 01/07/2021 to 30/06/2022 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	172 Retreat Rd SPRING GULLY 3550	\$920,000	19/04/2022
2	5 Joachim La SPRING GULLY 3550	\$855,000	06/07/2022
3	12 Houston St FLORA HILL 3550	\$810,000	02/07/2022

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:

07/09/2022 14:46



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Property Type: House
Land Size: 763 sqm approx
Agent Comments

Indicative Selling Price
\$760,000 - \$790,000
Median House Price
Year ending June 2022: \$615,000

Comparable Properties



172 Retreat Rd SPRING GULLY 3550 (REI)

Agent Comments

4 2 2

Price: \$920,000
Method: Private Sale
Date: 19/04/2022
Property Type: House
Land Size: 1417 sqm approx



5 Joachim La SPRING GULLY 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$855,000
Method: Private Sale
Date: 06/07/2022
Property Type: House
Land Size: 801 sqm approx



12 Houston St FLORA HILL 3550 (REI)

Agent Comments

3 2 2

Price: \$810,000
Method: Private Sale
Date: 02/07/2022
Property Type: House
Land Size: 527 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000