

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 Keogh Drive, Spring Gully Vic 3550

Indicative selling price

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

Range between \$335,000 & \$350,000

Median sale price

Median price \$374,000 Property Type House Suburb Spring Gully

Period - From 01/07/2018 to 30/06/2019 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	44 Palm Av SPRING GULLY 3550	\$343,000	06/06/2019
2	263 Carpenter St.S SPRING GULLY 3550	\$342,500	03/09/2018
3	56 Spring Gully Rd SPRING GULLY 3550	\$325,000	12/06/2019

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:

24/09/2019 14:02

6 Keogh Drive, Spring Gully Vic 3550



Dungey Carter Ketterer
REAL ESTATE AGENTS

Kaye Lazenby CEA (REIV)

0407 843 167

kaye@dck.com.au



2 1 2

Property Type: House
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price

\$335,000 - \$350,000

Median House Price

Year ending June 2019: \$374,000

Comparable Properties



44 Palm Av SPRING GULLY 3550 (REI/VG)

Agent Comments

3 1 1

Price: \$343,000
Method: Private Sale
Date: 06/06/2019
Rooms: 4
Property Type: House
Land Size: 570 sqm approx



263 Carpenter St.S SPRING GULLY 3550 (REI/VG)

Agent Comments

3 2 2

Price: \$342,500
Method: Private Sale
Date: 03/09/2018
Rooms: 4
Property Type: House
Land Size: 520 sqm approx



56 Spring Gully Rd SPRING GULLY 3550 (REI/VG)

Agent Comments

3 2 1

Price: \$325,000
Method: Private Sale
Date: 12/06/2019
Rooms: 5
Property Type: House
Land Size: 426 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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.