



STATEMENT OF INFORMATION

1 JAIME COURT, SPRING GULLY, VIC-3550

PREPARED BY BENDIGO REAL ESTATE, 58 QUEEN STREET BENDIGO

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 JAIME COURT, SPRING GULLY, VIC 3550  3  2  2

Indicative Selling Price

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

Price Range: **\$525,000 to \$560,000**

MEDIAN SALE PRICE



SPRING GULLY, VIC, 3550

Suburb Median Sale Price (House)

\$370,000

01 October 2016 to 30 September 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



11 JOACHIM LANE, SPRING GULLY, VIC 3550  3  2  2

Sale Price

\$540,000

Sale Date: 23/02/2017

Distance from Property: 739m



10 WIRRANA ST, QUARRY HILL, VIC 3550  3  2  2

Sale Price

\$565,000

Sale Date: 18/01/2017

Distance from Property: 1.9km



6 MALCOLM ST, QUARRY HILL, VIC 3550  3  2  3

Sale Price

\$540,000

Sale Date: 13/07/2016

Distance from Property: 2.1km



This report has been compiled on 03/10/2017 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 JAIME COURT, SPRING GULLY, VIC 3550

Indicative selling price

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

Price Range: \$525,000 to \$560,000

Median sale price

Median price

\$370,000

House

Unit

Suburb

SPRING GULLY

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

Comparable property sales

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
11 JOACHIM LANE, SPRING GULLY, VIC 3550	\$540,000	23/02/2017
10 WIRRANA ST, QUARRY HILL, VIC 3550	\$565,000	18/01/2017
6 MALCOLM ST, QUARRY HILL, VIC 3550	\$540,000	13/07/2016