





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



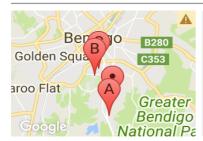
1 JAIME COURT, SPRING GULLY, VIC 3550 = 3 = 2 = 2

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







Sale Price

\$540,000

Sale Date: 23/02/2017

Distance from Property: 739m





10 WIRRANA ST, QUARRY HILL, VIC 3550









Sale Price

\$565,000

Sale Date: 18/01/2017

Distance from Property: 1.9km





6 MALCOLM ST, QUARRY HILL, VIC 3550







Sale Price

\$540,000

Sale Date: 13/07/2016

Distance from Property: 2.1km



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
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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 X	Unit	Suburb	SPRING GULLY	
Period	01 October 2016 to 30 September 2017		Source	p	pricefinder	

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

