

STATEMENT OF INFORMATION

2/100 SPRING GULLY ROAD, SPRING GULLY, VIC 3550

PREPARED BY KYLEE MCCALMAN, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/100 SPRING GULLY ROAD, SPRING

 3  1  -

Indicative Selling Price

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

\$379,000 to \$379,000

Provided by: Kylee McCalman, Professionals Bendigo

SUBURB MEDIAN



SPRING GULLY, VIC, 3550

Suburb Median Sale Price (House)

\$362,000

01 April 2016 to 31 March 2017

Provided by: 

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.



4 LUKE PL, FLORA HILL, VIC 3550

 3  2  1

Sale Price

\$337,000

Sale Date: 08/10/2016

Distance from Property: 1km 



1 DAVEY CL, FLORA HILL, VIC 3550

 3  1  2

Sale Price

\$335,000

Sale Date: 31/10/2016

Distance from Property: 1.1km 



3 GRENOBLE CL, SPRING GULLY, VIC 3550

 3  2  2

Sale Price

\$345,000

Sale Date: 16/06/2016

Distance from Property: 631m 

This report has been compiled on 09/06/2017 by Professionals Bendigo. 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

2/100 SPRING GULLY ROAD, SPRING GULLY, VIC 3550

Indicative selling price

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

Single Price / Range

\$379,000 to \$379,000

Median sale price

Median price

\$362,000

House

Unit

Suburb

SPRING GULLY

Period

01 April 2016 to 31 March 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 |
|---------------------------------------|-----------|--------------|
| 4 LUKE PL, FLORA HILL, VIC 3550 | \$337,000 | 08/10/2016 |
| 1 DAVEY CL, FLORA HILL, VIC 3550 | \$335,000 | 31/10/2016 |
| 3 GRENOBLE CL, SPRING GULLY, VIC 3550 | \$345,000 | 16/06/2016 |