

STATEMENT OF INFORMATION

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



100 SPRING GULLY ROAD, SPRING

 3  1  2

Indicative Selling Price

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

Single Price: \$350,000

Provided by: Kylee McCalman, Professionals Bendigo

MEDIAN SALE PRICE



SPRING GULLY, VIC, 3550

Suburb Median Sale Price (House)

\$364,000

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.



231 CARPENTER ST, QUARRY HILL, VIC 3550

 3  1  2

Sale Price

\$305,000

Sale Date: 24/04/2017

Distance from Property: 872m 



3 ELIZABETH ST, SPRING GULLY, VIC 3550

 3  2  2

Sale Price

\$330,760

Sale Date: 12/12/2016

Distance from Property: 859m 



2 PALM AVE, SPRING GULLY, VIC 3550

 3  1  2

Sale Price

\$331,500

Sale Date: 01/04/2016

Distance from Property: 856m 

This report has been compiled on 14/06/2017 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

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: \$350,000

Median sale price

Median price

\$364,000

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
231 CARPENTER ST, QUARRY HILL, VIC 3550	\$305,000	24/04/2017
3 ELIZABETH ST, SPRING GULLY, VIC 3550	\$330,760	12/12/2016
2 PALM AVE, SPRING GULLY, VIC 3550	\$331,500	01/04/2016