

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**150 / 33-53 Mandurang Road,
SPRING GULLY 3550**

Indicative selling price

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

Single price \$320,000

Median sale price

Median **House** for **SPRING GULLY** for period **Nov 2017 - Nov 2018**

Sourced from **CoreLogic RP Data**.

\$399,950

Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

170 / 33-53 Mandurang Road , Spring Gully 3550	Price \$355,000 Sold 12 July 2017
166 / 33-53 Mandurang Road , Spring Gully 3550	Price \$360,000 Sold 23 November 2017
85 / 33-53 Mandurang Road , Spring Gully 3550	Price \$380,000 Sold 19 March 2018

This Statement of Information was prepared on 8th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic RP Data.



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