

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1 Jaime Court, Spring Gully Vic 3550

Indicative selling price

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

Range between \$570,000 & \$595,000

Median sale price

Median price \$382,000 Property Type House Suburb Spring Gully

Period - From 08/10/2018 to 07/10/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	182 St Aidans Rd KENNINGTON 3550	\$600,000	23/02/2019
2	25 Cousins St STRATHDALE 3550	\$575,000	27/09/2018
3	1 Jaime Ct SPRING GULLY 3550	\$569,000	05/02/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

08/10/2019 14:36



Janelle Stevens

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Indicative Selling Price

\$570,000 - \$595,000

Median House Price

08/10/2018 - 07/10/2019: \$382,000



4 2 2

Property Type: House

Land Size: 800 sqm approx

Agent Comments

Comparable Properties



182 St Aidans Rd KENNINGTON 3550 (REI/VG) **Agent Comments**

4 2 3

Price: \$600,000

Method: Private Sale

Date: 23/02/2019

Rooms: 6

Property Type: House

Land Size: 1101 sqm approx



25 Cousins St STRATHDALE 3550 (VG) **Agent Comments**

4 - -

Price: \$575,000

Method: Sale

Date: 27/09/2018

Property Type: House (Res)

Land Size: 835 sqm approx

1 Jaime Ct SPRING GULLY 3550 (REI/VG) **Agent Comments**

4 2 2

Price: \$569,000

Method: Private Sale

Date: 05/02/2019

Rooms: 6

Property Type: House

Land Size: 800 sqm approx