

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**Unit 162 Francis St, BRV 33-53**  
**Mandurang Rd,**  
**SPRING GULLY 3550**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$295,000 - \$310,000**

### Median sale price

Median **Unit** for **SPRING GULLY** for period **May 2018 - May 2019**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$280,000**

### 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 the most comparable to the property for sale.

**85 Broad Parade,**  
Spring Gully 3550

Price **\$380,000** Sold 19  
March 2018

**140/33 Mandurang Road,**  
Spring Gully 3550

Price **\$310,000** Sold 17 April  
2019

**1/50 Broad Parade,**  
Spring Gully 3550

Price **\$374,000** Sold 21 June  
2019

This Statement of Information was prepared on 19th Sep 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 [realestate.com.au](http://realestate.com.au).



Unit



3 beds



1 baths



1 parking

### Elders Real Estate Bendigo

46 Queen Street,  
Bendigo VIC 3550

### Contact agents

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Elders

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