

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

43 Broad Parade, Spring Gully VIC 3550

Indicative selling price

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

Range Between \$425,000 & \$445,000

Median sale price

Median Price \$385,000

Property Type House

Suburb Spring Gully

Period - From Sep 2018

to Aug 2019

Source Corelogic

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

	Address of comparable property	Price	Date of sale
1	10 Glenn St SPRING GULLY 3550 VIC	\$425,000	17/08/2018
2	28 Annabel Ct SPRING GULLY 3550 VIC	\$426,000	07/02/2019
3	3 Autumn Gully Rd SPRING GULLY 3550 VIC	\$445,000	18/03/2019

This statement of Information was prepared on: 03/12/19