

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 andpostcode

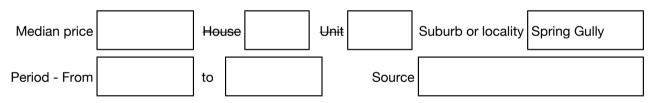
15 Burns Street, Spring Gully Vic 3550

Indicative selling price

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

Single price \$220,000

Median sale price*



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 eighteen 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	24 Bentley Tce QUARRY HILL 3550	\$227,500	05/01/2017
2	2/117a Lansell Tce EAST BENDIGO 3550	\$225,000	22/03/2018
3	20 Yallambee Dr KENNINGTON 3550	\$165,000	26/03/2018

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 eighteen months.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 15 Burns Street, Spring Gully Vic 3550





Rooms: Property Type: Land Land Size: 803 sqm approx Agent Comments Gavin Butler 03 5448 3322 0427 887 766 sales@gavinbutler.com.au

Indicative Selling Price \$220,000 No median price available

Comparable Properties



24 Bentley Tce QUARRY HILL 3550 (REI)



Price: \$227,500 Method: Private Sale Date: 05/01/2017 Rooms: -Property Type: Land Land Size: 1232 sqm approx Agent Comments

2/117a Lansell Tce EAST BENDIGO 3550 (VG) Agent Comments



Price: \$225,000 Method: Sale Date: 22/03/2018 Rooms: -Property Type: Land Land Size: 558 sqm approx



20 Yallambee Dr KENNINGTON 3550 (REI/VG) Agent Comments



Price: \$165,000 Method: Private Sale Date: 26/03/2018 Rooms: -Property Type: Land Land Size: 705 sqm approx

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