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Rooms:
Property Type: Land
Land Size: 1064 sqm approx
Agent Comments

Indicative Selling Price
\$455,000 - \$480,000
Median House Price
Year ending March 2017: \$347,500

Comparable Properties



23 Bronwyn Ct SPRING GULLY 3550 (REI/VG) **Agent Comments**

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Price: \$682,000
Method: Private Sale
Date: 28/02/2017
Rooms: 6
Property Type: House
Land Size: 1080 sqm approx



3 Shipp St KENNINGTON 3556 (REI) **Agent Comments**

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Price: \$500,000
Method: Auction Sale
Date: 22/04/2017
Rooms: -
Property Type: House (Res)



34 Milton Av SPRING GULLY 3550 (VG) **Agent Comments**

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Price: \$490,000
Method: Sale
Date: 03/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 1514 sqm approx

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

6 Ausfeldii Drive, Spring Gully Vic 3550

Indicative selling price

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

Range between \$455,000 & \$480,000

Median sale price

Median price \$347,500 House X Suburb or locality Spring Gully

Period - From 01/04/2016 to 31/03/2017 Source REIV

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
23 Bronwyn Ct SPRING GULLY 3550	\$682,000	28/02/2017
3 Shipp St KENNINGTON 3556	\$500,000	22/04/2017
34 Milton Av SPRING GULLY 3550	\$490,000	03/04/2017