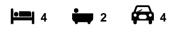


Gavin Butler





Rooms: Property Type: Land Land Size: 1064 sqm approx Agent Comments 03 5448 3322 0427 887 766 sales@gavinbutler.com.au

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



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





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

34 Milton Av SPRING GULLY 3550 (VG)



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

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propertydata

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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.





Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

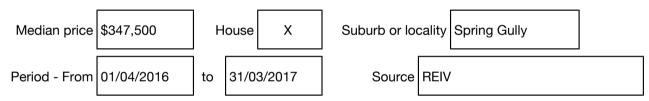
Address 6 Ausfeldii Drive, Spring Gully Vic 3550 Including suburb or locality andpostcode

Indicative selling price

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

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

Median sale price



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 |

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