

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

1/27a Lawson Street, Spring Gully Vic 3550

Indicative selling price

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

Range between

\$300,000

&

\$320,000

Median sale price

Median price

\$407,500

House

X

Unit

Suburb or locality

Spring Gully

Period - From

01/01/2017

to

31/12/2017

Source

REIV

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	2/30b Regency PI KENNINGTON 3550	\$320,000	09/01/2018
2	6/26 Hodgkinson St KENNINGTON 3550	\$320,000	11/12/2017
3	4/64 Murphy St EAST BENDIGO 3550	\$305,000	15/01/2018

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.~~

1/27a Lawson Street, Spring Gully Vic 3550



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$300,000 - \$320,000
Median House Price
Year ending December 2017: \$407,500

Comparable Properties



2/30b Regency PI KENNINGTON 3550 (REI/VG) Agent Comments



Price: \$320,000
Method: Private Sale
Date: 09/01/2018
Rooms: 4
Property Type: Townhouse (Single)



6/26 Hodgkinson St KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 11/12/2017
Rooms: -
Property Type: House



4/64 Murphy St EAST BENDIGO 3550 (REI/VG) Agent Comments



Price: \$305,000
Method: Private Sale
Date: 15/01/2018
Rooms: 4
Property Type: House
Land Size: 323 sqm approx