

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

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*

Median price

House

Unit

Suburb or locality

Spring Gully

Period - From

to

Source

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 Yallabee 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.

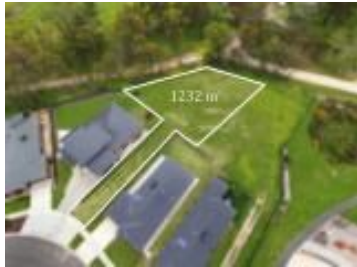
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Indicative Selling Price
\$220,000
No median price available



Rooms:
Property Type: Land
Land Size: 803 sqm approx
Agent Comments

Comparable Properties



24 Bentley Tce QUARRY HILL 3550 (REI)

Agent Comments



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

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