

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 KRISTY DRIVE, SPRING GULLY, VIC

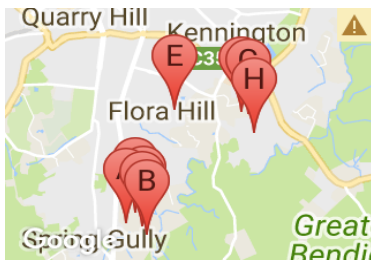
 4  2  2

Indicative Selling Price

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

Price Range: \$679,000 to \$751,000

MEDIAN SALE PRICE



SPRING GULLY, VIC, 3550

Suburb Median Sale Price (House)

\$417,500

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



23 BRONWYN CRT, SPRING GULLY, VIC 3550

 4  2  2

Sale Price

\$682,000

Sale Date: 27/02/2017

Distance from Property: 189m



62 KEOGH DR, SPRING GULLY, VIC 3550

 4  4  2

Sale Price

\$760,000

Sale Date: 14/12/2016

Distance from Property: 358m



52 KEOGH DR, SPRING GULLY, VIC 3550

 4  2  2

Sale Price

\$690,000

Sale Date: 24/12/2015

Distance from Property: 220m



This report has been compiled on 24/04/2018 by Maher Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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51 KEOGH DR, SPRING GULLY, VIC 3550

 3  2  2

Sale Price
\$680,000

Sale Date: 10/10/2017

Distance from Property: 178m



49 RACE ST, FLORA HILL, VIC 3550

 4  2  1

Sale Price
\$650,000

Sale Date: 30/11/2017

Distance from Property: 1.6km



16 CURRAWONG CRT, KENNINGTON, VIC

 5  2  3

Sale Price
\$655,000

Sale Date: 07/06/2016

Distance from Property: 2km



2 CURRAWONG CRT, KENNINGTON, VIC 3550

 3  2  2

Sale Price
\$689,000

Sale Date: 18/11/2017

Distance from Property: 2.1km



68 MARNIE RD, KENNINGTON, VIC 3550

 3  2  3

Sale Price
\$740,000

Sale Date: 15/05/2017

Distance from Property: 2km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 KRISTY DRIVE, SPRING GULLY, VIC 3550

Indicative selling price

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

Price Range: \$679,000 to \$751,000

Median sale price

Median price \$417,500

House

Unit

Suburb

SPRING GULLY

Period 01 April 2017 to 31 March 2018

Source

 pricfinder

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 CRT, SPRING GULLY, VIC 3550	\$682,000	27/02/2017
62 KEOGH DR, SPRING GULLY, VIC 3550	\$760,000	14/12/2016
52 KEOGH DR, SPRING GULLY, VIC 3550	\$690,000	24/12/2015
51 KEOGH DR, SPRING GULLY, VIC 3550	\$680,000	10/10/2017

49 RACE ST, FLORA HILL, VIC 3550	\$650,000	30/11/2017
16 CURRAWONG CRT, KENNINGTON, VIC 3550	\$655,000	07/06/2016
2 CURRAWONG CRT, KENNINGTON, VIC 3550	\$689,000	18/11/2017
68 MARNIE RD, KENNINGTON, VIC 3550	\$740,000	15/05/2017