

# 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 Wattle Drive, Spring Gully Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000 & \$600,000

### Median sale price

Median price \$440,000 Property Type House Suburb Spring Gully

Period - From 15/12/2019 to 14/12/2020 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 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
1	2 Justine Ct SPRING GULLY 3550	\$595,000	10/11/2020
2	11 Benjamin Ct SPRING GULLY 3550	\$585,000	07/07/2020
3	114a Osborne St SPRING GULLY 3550	\$570,000	26/11/2020

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 18 months.~~

This Statement of Information was prepared on:

15/12/2020 15:47

15 Wattle Drive, Spring Gully Vic 3550



 4  3  3

**Property Type:** House  
**Land Size:** 870 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$560,000 - \$600,000

**Median House Price**

15/12/2019 - 14/12/2020: \$440,000

## Comparable Properties



**2 Justine Ct SPRING GULLY 3550 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 10/11/2020  
**Property Type:** House  
**Land Size:** 847 sqm approx



**11 Benjamin Ct SPRING GULLY 3550 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$585,000  
**Method:** Private Sale  
**Date:** 07/07/2020  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1162 sqm approx



**114a Osborne St SPRING GULLY 3550 (REI)** **Agent Comments**

 4  2  5

**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 26/11/2020  
**Property Type:** House  
**Land Size:** 839 sqm approx

**Account** - Mawby Property | P: 03 54449888



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.