

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

4 Allott Court, Spring Gully Vic 3550

Indicative selling price

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

Range between \$595,000 & \$654,500

Median sale price

Median price \$531,750 Property Type House Suburb Spring Gully

Period - From 01/04/2020 to 31/03/2021 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	3 Stephens Ct STRATHDALE 3550	\$603,000	07/06/2021
2	18 Bolton Dr KENNINGTON 3550	\$610,000	28/05/2021
3	5 Sebastian Ct SPRING GULLY 3550	\$600,000	20/01/2021

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:

08/07/2021 17:55



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Property Type: House (Previously Occupied - Detached)
Land Size: 1008 sqm approx
Agent Comments

Indicative Selling Price
\$595,000 - \$654,500
Median House Price
Year ending March 2021: \$531,750

Main bedroom, walk in robe, ensuite Additional four bedrooms Built in robes and ceiling fans Separate Lounge Open plan tiled Kitchen/Meals/Family Dishwasher, electric wall oven, gas hot plates Rumpus room with full wall of cupboards Updated main bathroom, shower and double basin Ducted gas heating and ducted evaporative cooling Ducted vacuum Home office at front with split system, data cabling and wall of cupboards Garage/Workshop to rear left corner of block Double carport at front Paved entertainment area Water tanks Vehicle access into left side of yard to garage

Comparable Properties



3 Stephens Ct STRATHDALE 3550 (REI)

Agent Comments

4 2 2

Price: \$603,000
Method: Private Sale
Date: 07/06/2021
Property Type: House
Land Size: 836 sqm approx



18 Bolton Dr KENNINGTON 3550 (REI)

Agent Comments

4 2 4

Price: \$610,000
Method: Private Sale
Date: 28/05/2021
Property Type: House
Land Size: 1186.29 sqm approx



5 Sebastian Ct SPRING GULLY 3550 (VG)

Agent Comments

5 - -

Price: \$600,000
Method: Sale
Date: 20/01/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 877 sqm approx