

STATEMENT OF INFORMATION

11 ELIZABETH STREET, SPRING GULLY, VIC 3550

PREPARED BY MATT GRETGRIX, BENDIGO REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Interested in an inspection?

Due to Covid - 19 our inspections have changed.

You must submit your application to reception@bendigorealestate.com.au or by using the Zapply app.

Once we have received your application you will be given an app ID, you are now in our system.

The successful applicant will be notified for an inspection on the property.

Thank you for your patience and understanding during these times.



11 ELIZABETH STREET, SPRING GULLY,  3  1  1

Indicative Selling Price

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

Price Range: \$575,000 to \$610,000

Provided by: Matt Gretgrix, Bendigo Real Estate

MEDIAN SALE PRICE



SPRING GULLY, VIC, 3550

Suburb Median Sale Price (House)

\$645,000

01 January 2024 to 31 December 2024

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 agents representative considers to be most comparable to the property for sale.



18 CAROLIN ST, FLORA HILL, VIC 3550  3  2  1

Sale Price

\$587,500

Sale Date: 09/12/2024

Distance from Property: 710m 



32 CLARENCE AVE, KENNINGTON, VIC 3550  3  1  1

Sale Price

\$575,000

Sale Date: 22/10/2024

Distance from Property: 2.2km 



263 CARPENTER ST, SPRING GULLY, VIC 3550  3  2  2

Sale Price

\$590,000

Sale Date: 05/09/2024

Distance from Property: 685m 

This report has been compiled on 18/02/2025 by Bendigo Real Estate. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

11 ELIZABETH STREET, SPRING GULLY, VIC 3550

Indicative selling price

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

Price Range: \$575,000 to \$610,000


Median sale price

Median price: \$645,000

Property type: House

Suburb: SPRING GULLY

Period: 01 January 2024 to 31 December 2024

Source: 

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
18 CAROLIN ST, FLORA HILL, VIC 3550	\$587,500	09/12/2024
32 CLARENCE AVE, KENNINGTON, VIC 3550	\$575,000	22/10/2024
263 CARPENTER ST, SPRING GULLY, VIC 3550	\$590,000	05/09/2024

This Statement of Information was prepared on: 18/02/2025